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Proposal for Renovation of Brooks Hall and Civic Auditorium

City & County of San Francisco
Department of Public Works
Bureau of Architecture

MBT ASSOCIATES

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Proposal for Renovation of Brooks Hall and Civic Auditorium

City & County of San Francisco
Department of Public Works
Bureau of Architecture

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MICHAEL M HEARN, AIA
ASSOCIATE

15 December 1976

Director of Public Works
C/O Norman Karasick
City Architect
Bureau of Architecture
Room 265, City Hall
San Francisco, California 94102

Brooks 7608
A Correspondence

Re: Brooks Hall/Civic Auditorium Renovation Proposal

Dear Mr. Karasick:

Included please find our final submittal of the documents for the Brooks Hall/Civic Auditorium Renovation Proposal. It consists of:

1. Six (6) copies of the Booklet Proposal for Renovation of Brooks Hall and Civic Auditorium, dated 15 December 1976.

2. Six (6) copies, under separate cover, of the full size, bound schematic drawings, also dated 15 December 1976.

We submit these documents in satisfaction of the Schematic and Final Phase as defined in Section 1.1.C of the agreement between this office and the City and County of San Francisco.

In response to our recent conversation, we will produce an appropriate presentation that illustrates the proposal including the materials and colors selected. This should be ready some time after the first of the year.

If you wish more copies of either the booklet or the drawings please contact me.

We look forward to continuing this project. San Francisco needs a first class convention and meeting center, and we feel this proposed rejuvenation will raise the quality of Brooks Hall and Civic Auditorium to that level.

Sincerely,

MICHAEL HEARN

Michael Hearn

MH:dm
Enclosures
CC: Robert Sullivan, w/booklet enclosure
    Joe Balzer, w/booklet enclosure

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INTRODUCTION

What follows is a proposal for partial renovation of Brooks Hall and Civic Auditorium. The content and extent of the renovations have been established in order to determine the design and construction schedules and costs.

The need for renovation seems apparent. It has been over 15 years since the last major work has been completed, and the design program of the late 1950's is no longer valid. The existing building does not meet the expectations of today's conventioneer or exhibititor. Meeting these facilities expectations helps in the competitive business of convention booking.

The proposed improvements are discussed in detail in the following sections, but in general the basis for our design solutions are as follows:

1. To improve upon the existing building finishes, furnishings, and equipment.
2. To replace worn or outmoded surfaces with materials more resistant to damage, easier to maintain, and easier to replace.
3. To replan the spaces to meet the functional needs of today's exhibitor, conventioneer, and building management.
4. To preserve or renew the Victorian character of Civic Auditorium.
5. To tie together and make understandable the diverse pieces that make up Civic Auditorium and Brooks Hall.

Our submittal consists of this booklet and a larger scale set of schematic plans.

The Booklet:

The booklet contains the written information required to explain the proposal plus reductions of the schematic plans, and is, therefore, complete in itself. It is organized into ten basic sections, each of which discusses one renovation subject. Each subject is presented separately in order to allow the City of San Francisco to establish a construction priority list based on need, time, and cost.

A key building plan and section illustrating the total Brooks Hall/Civic Auditorium complex follow this introduction. Each renovation item is diagramatically located within the buildings and identified by subject on this drawing.

Identification is by letter as follows:

A Civic Auditorium Meeting Rooms.

B Brooks Hall Show Manager's Office.

C Brooks Hall and Civic Auditorium Toilet Rooms.

D Brooks Hall and Civic Auditorium Stairs and Hallways.

E Brooks Hall Holding Kitchen

F Civic Auditorium Trash Removal System.

G Brooks Hall and Civic Auditorium Door Security.

H Civic Auditorium Arena Balcony.

I Civic Auditorium Building Manager's Office.

J Civic Auditorium Meeting Room Furnishings.

(In the Contract and in the Renovation Program, 29 October 1976, an eleventh item, Code Analysis, was considered separately. In this submittal the code questions are included within the respective building renovation sections.)

Following the Key Plan and Section, each subject, A through J, is discussed in detail. Each Section contains:

The Design Program, which consists of:

1. A statement of the problem.
2. A list of the areas included within the renovation.
3. A list of the areas not included within the renovation.
4. Photos of the existing situation.

A Rendering of the conception solution.

The Schematic Drawings, illustrating:

1. The location and extent of the changes to be made, rendered in a heavy black line.
2. The detailed content of the proposed changes also rendered in a heavy black line. An explanation of the demolition and new work is noted on these drawings.

The Outline Specifications, which give a detailed written explanation of the materials used and offers alternatives to the preferred choices.

The Solution Explanation examines the rationale for planning and materials choices, and includes the code analysis.

The Construction Schedule proposes a sequence and estimates the time required to construct the renovation. The time is measured in calender days, but does not include contractor down-time for presently unknown building rental schedule coordination.

The Construction Estimate presents construction costs for the basic renovation plus alternatives for budgetary purposes. The costs are based on today's prices.

Following the ten individual sections in the booklet, additional renovation items, not listed in the original contract, are proposed for consideration.

The final section of the booklet proposes a design fee and schedule for preparation of the preliminary and construction documents, and totals the construction schedules and costs for the whole renovation.

The Schematic Drawings:

In satisfaction of the Contract between this office and the City of San Francisco, larger scale drawings of those plans included in the booklet are submitted under a separate cover.

A CIVIC AUDITORIUM MEETING ROOMS

Contract Statement: "Third and Fourth Floors, remove partitions, replace with movable partitions where appropriate. Study mechanical, electrical, code, exiting, interior design, structure at partitions, and special meeting room requirements."

Problem:

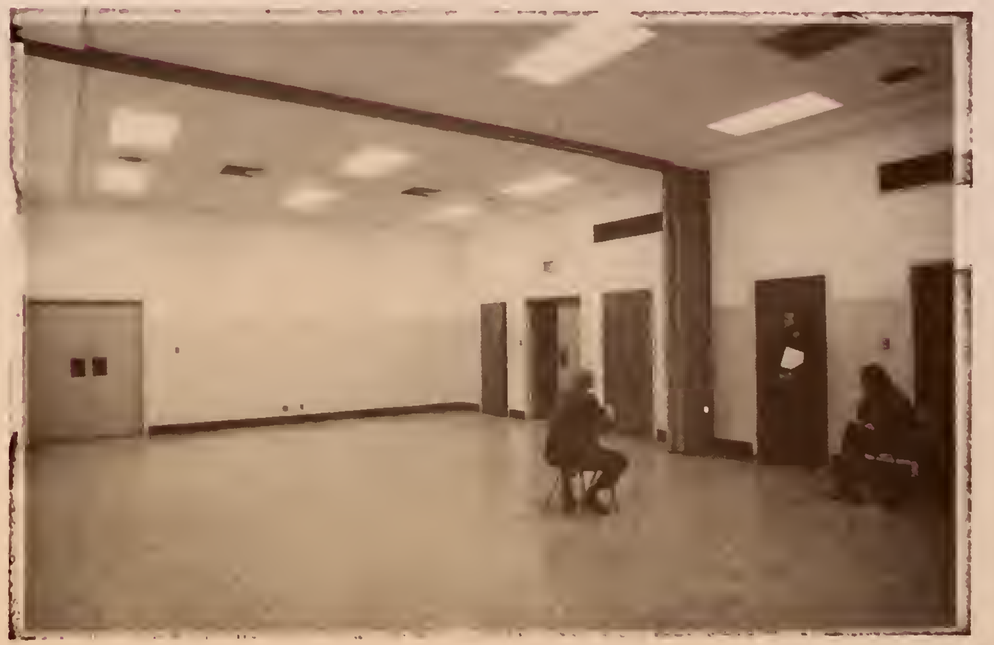
The existing meeting room configuration does not allow for a great enough variety of group sizes. The largest rooms restrict groups to a maximum of 160 people seated in a meeting type arrangement. The majority of rooms are limited to 70-100 people. This does not meet the requirements of most convention managers.

The existing movable partitions are only space dividers which do not acoustically separate the spaces. The result of their use is to create from one larger space two smaller spaces, only one of which is usable.

The quality of the meeting rooms is not up to the level expected by convention managers. The architectural finishes are inappropriate or worn. The air conditioning is noisy, the light quality is static and harsh. No "meeting break" space exists adjacent to the meeting rooms except in narrow corridors. The maze of rooms, passages, and doors encourages a feeling of disorientation.

The existing closet spaces at the perimeter of each room are empty and are not sized for any functional use. The major storage requirement on the meeting room levels is for chairs and none exists. They are now stored in the hallways or shuttled from meeting room to meeting room.

Buried within the existing walls is a grid of tension columns on approximately 25 foot centers. Enlargement of the meeting rooms will mean that some of the columns will be left freestanding in the space. Sight lines will be interrupted and space use flexibility limited.



Before photograph - Civic Hall Meeting Room

Areas Within the Scope of Renovation:

All meeting rooms on the Third Floor of Civic Auditorium presently numbered 301 through 328, plus their perimeter closet spaces.

All meeting rooms on the Fourth Floor of Civic Auditorium presently numbered 401 through 428 plus their perimeter closet spaces.

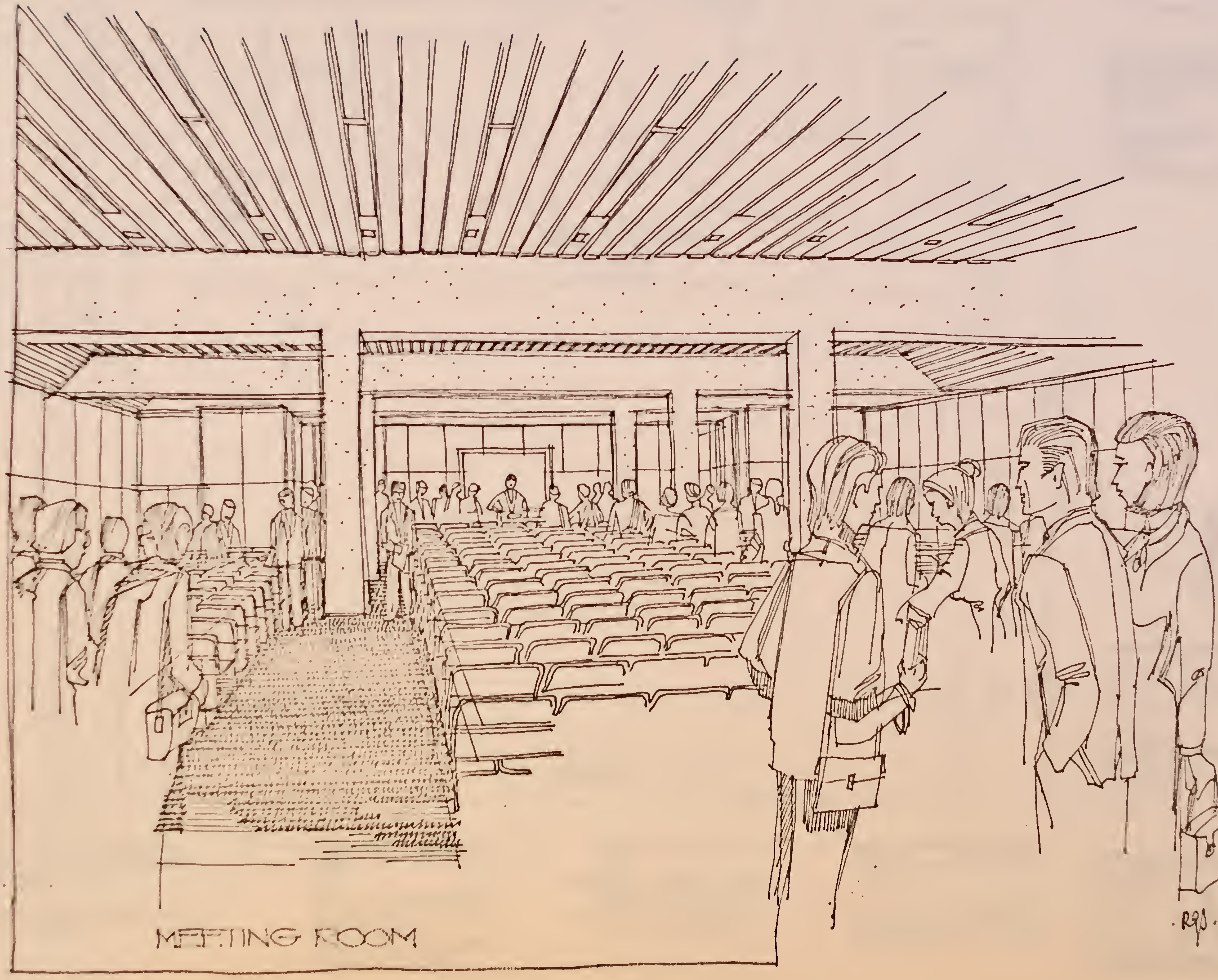
Areas Not Within the Scope of Renovation:

Meeting rooms on the second floor of the Civic Auditorium numbered 203 through 206.

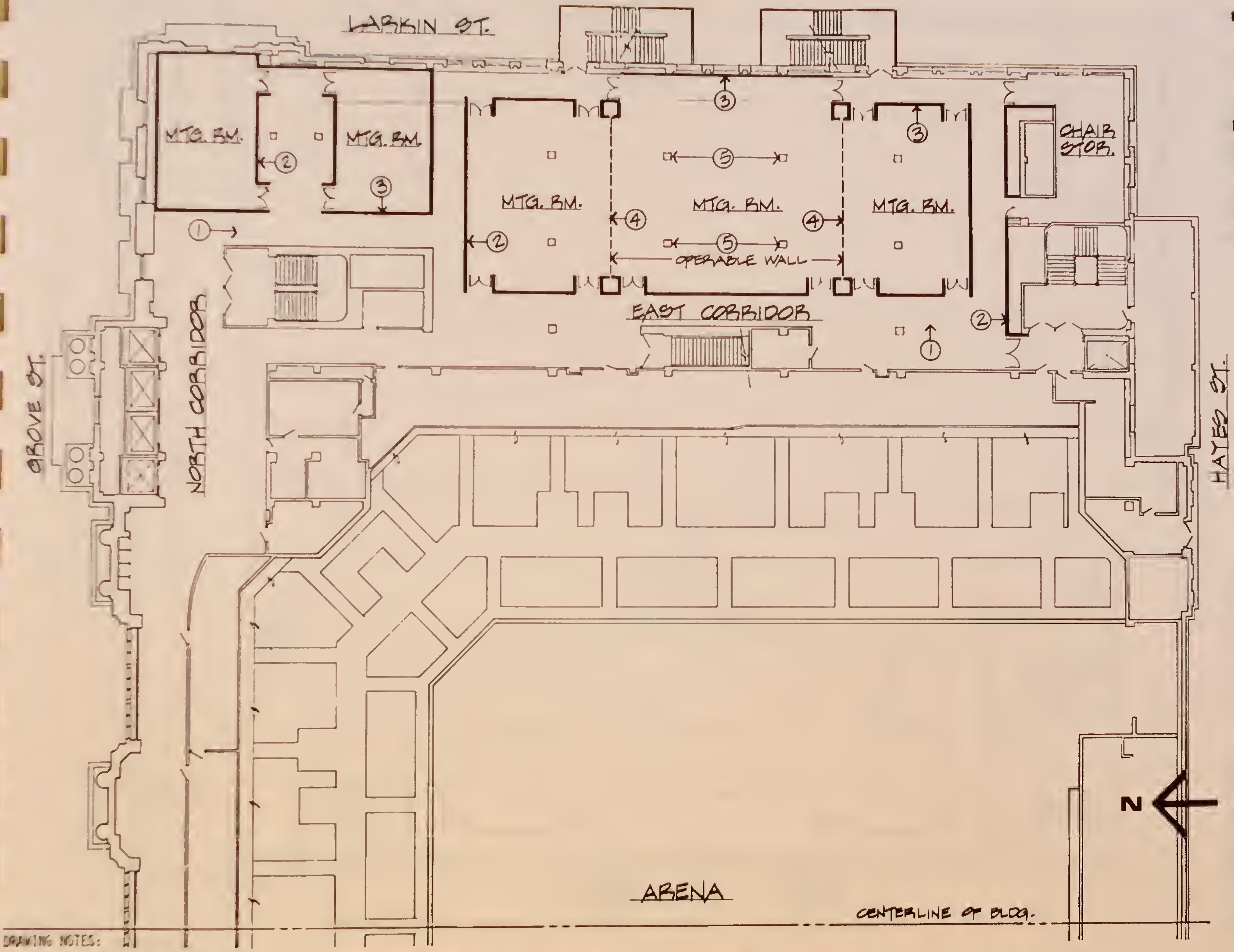
Polk and Larkin Halls in Civic Auditorium.

The main Arena or balconies in Civic Auditorium.

Any portion of Brooks Hall.



MEETING ROOM
RGJ.



DRAWING NOTES:

① DEMOLISH EXISTING MEETING ROOM PARTITIONS, CEILING CONSTRUCTION AND FLOOR FINISH.

② CONSTRUCT NEW PARTITIONS AND DOORS AS SHOWN.

③ PROVIDE NEW FINISHES AND EQUIPMENT:
FLOORS - CARPET WITH COVED BASE
WALLS - VINYL OVER PLASTER AT WAINSCOT, VINYL OVER ACOUSTIC BOARD ABOVE WAINSCOT
CEILING - INTEGRATED, SUSPENDED METAL STRIP, PAINTED
COLUMNS - VINYL ON GYPSUM BOARD
MECHANICAL - RELOCATED TO INTEGRATE WITH STRIP CEILING
LIGHTING - NEW INTEGRATED FLUORESCENT AND INCANDESCENT.

④ PROVIDE NEW MOTORIZED ACOUSTIC, OPERABLE WALL, VINYL COVERED, BIPARTING.

⑤ ADD ALTERNATE: REMOVE FOUR COLUMNS AND SUPPORT FLOOR WITH NEW BEAMS BELOW.

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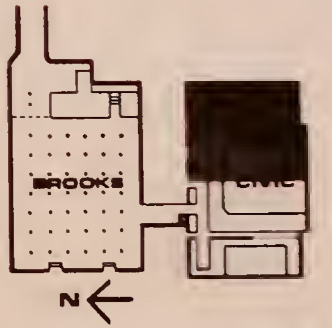


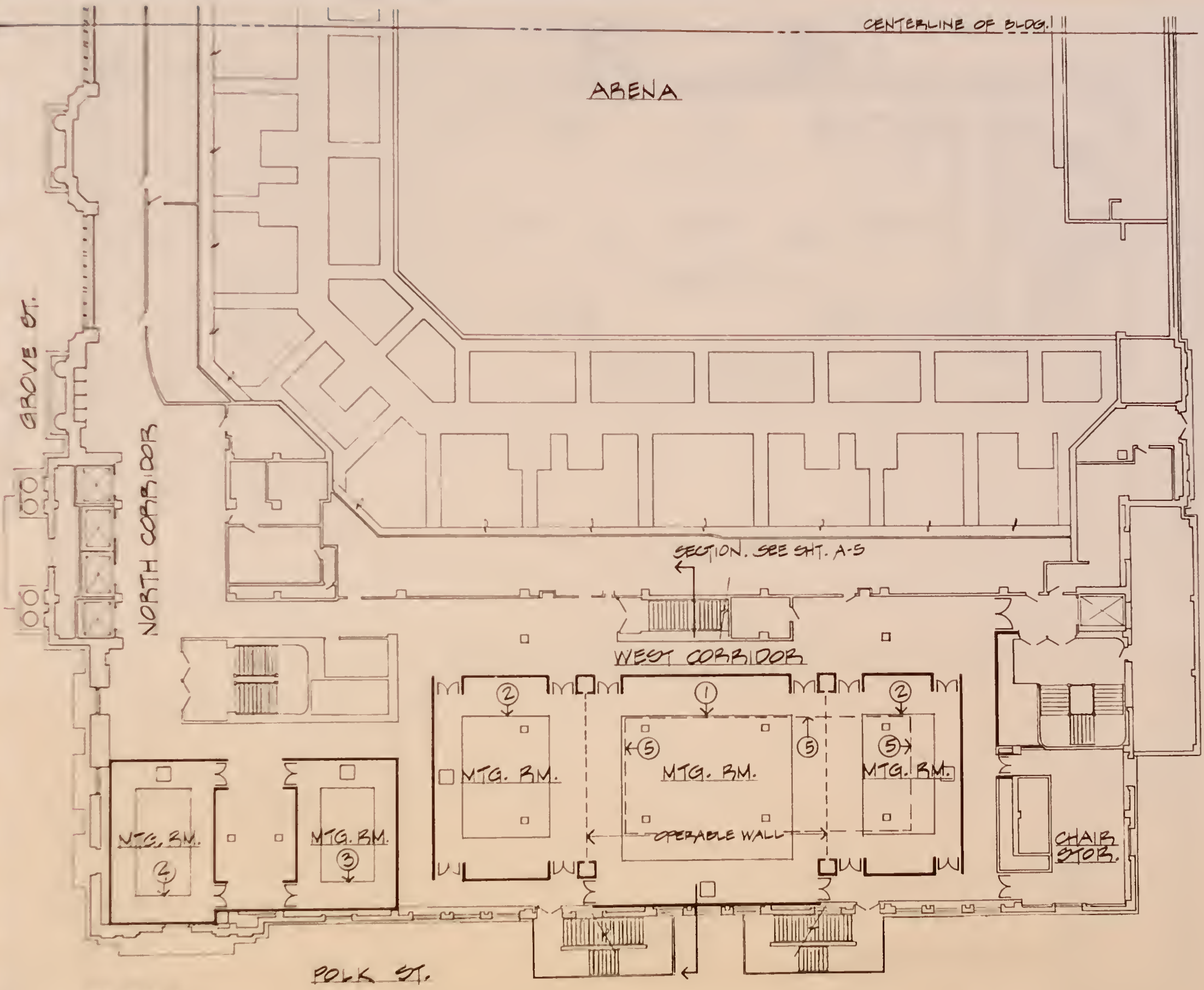
BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
THIRD FLOOR
MEETING ROOMS

MBT JOB NO.
7603
DRAWN BY
R.Y.
DATE
13 DEC. 76

A1



DRAWING NOTES:

NOTE: SEE SHEET A-1 FOR DESCRIPTION OF DEMOLITION AND RECONSTRUCTION IN THIS MEETING ROOM AREA. IT IS THE SAME ON BOTH SIDES OF THE ARENA.

① SOLID LINE INDICATES MEETING TYPE SEATING CAPACITY -270

② MEETING TYPE SEATING. CAPACITY - 125

③ MEETING TYPE SEATING. CAPACITY - 60

④ MEETING TYPE SEATING. CAPACITY - 85

⑤ DASHED LINE INDICATES MEETING TYPE SEATING USING TWO ADJACENT HALLS WITH THE OPERABLE WALL OPEN. CAPACITY - 370

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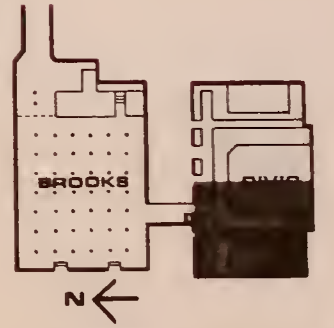


BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

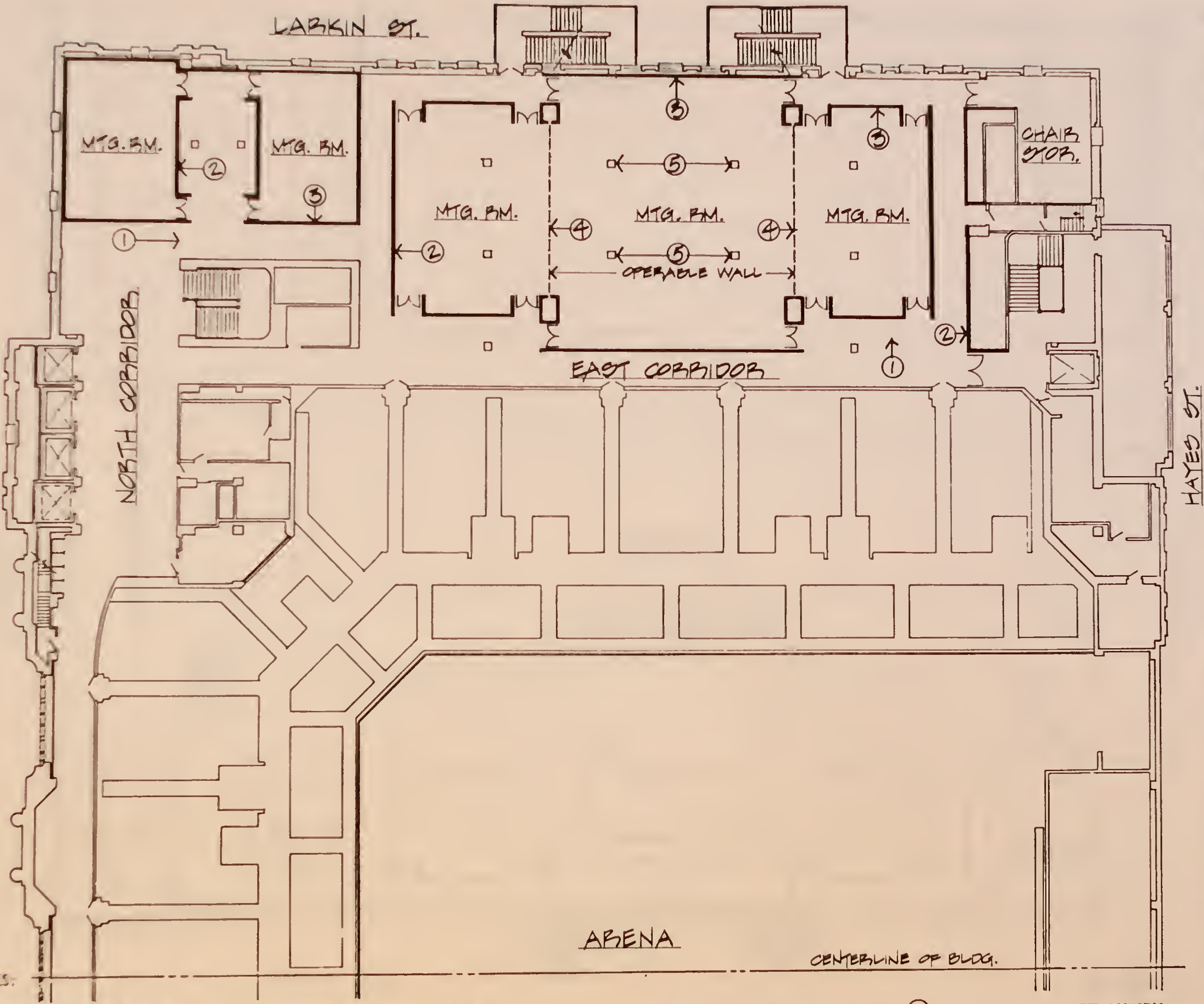
CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
THIRD FLOOR
MEETING ROOMS

N ←

MBT JOB NO.
7605
DRAWN BY
S.Y.
DATE
15 DEC. 76

A2



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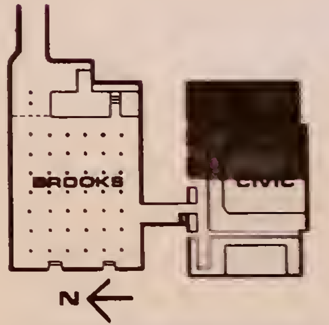


BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF SAN FRANCISCO

CIVIC AUDITORIUM
FOURTH FLOOR
MEETING ROOMS

AWING NOTES:

DEMOLISH EXISTING MEETING ROOM PARTITIONS, CEILING CONSTRUCTION, AND FLOOR FINISH.

CONSTRUCT NEW PARTITIONS AND DOORS AS SHOWN.

③ PROVIDE NEW FINISHES AND EQUIPMENT:

FLOORS - CARPET WITH COVED CARPET BASE
WALLS - VINYL OVER PLASTER AT WAINSCOT, VINYL OVER ACOUSTIC BOARD ABOVE WAINSCOT.
CEILING - INTEGRATED, SUSPENDED METAL STRIP, PAINTED.
COLUMNS AND BEAMS - VINYL ON GYPSUM BOARD.
MECHANICAL - RELOCATE TO INTEGRATE WITH STRIP CEILING.
LIGHTING - NEW FLUORESCENT AND INCANDESCENT INTEGRATED WITH STRIP CEILING.

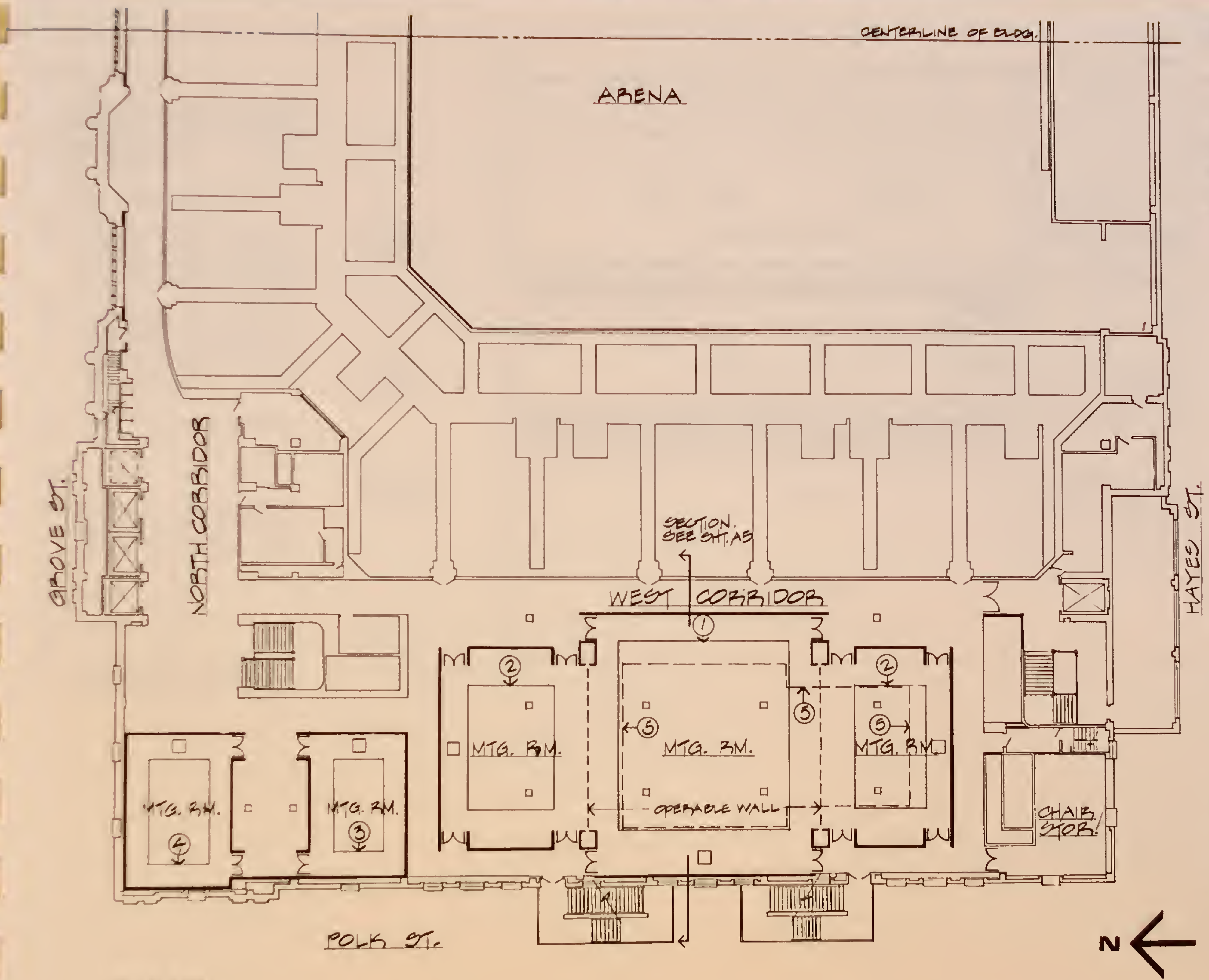
④ PROVIDE NEW MOTORIZED ACOUSTIC OPERABLE WALLS, VINYL COVERED, BIPARTING.

⑤ ADD ALTERNATE: REMOVE FOUR COLUMNS AND SUPPORT FLOOR WITH NEW BEAMS BELOW.

N ←

MBT JOB NO.
7603
DRAWN BY
R.V.
DATE
3 DEC 76

A5



DRAWING NOTES:

NOTE: SEE SHEET A-3 FOR DESCRIPTION OF DEMOLITION AND RECONSTRUCTION IN THIS MEETING ROOM AREA. IT IS THE SAME ON BOTH SIDES OF THE ARENA.

① SOLID LINE INDICATES MEETING TYPE SEATING.
CAPACITY - 390

② MEETING TYPE SEATING.
CAPACITY - 125

③ MEETING TYPE SEATING.
CAPACITY - 60

④ MEETING TYPE SEATING
CAPACITY - 85

⑤ DASHED LINE INDICATES MEETING TYPE SEATING USING TWO ADJACENT HALLS WITH THE OPERABLE WALLS OPEN.
CAPACITY - 500

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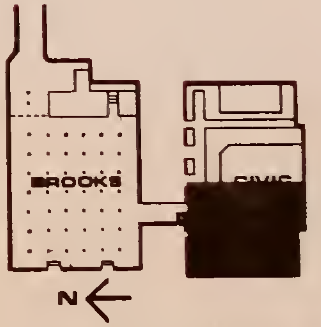


BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
FOURTH FLOOR
MEETING ROOMS

MBT JOB NO.
7603
DRAWN BY
S.Y.
DATE
15 DEC. 76

A4

DRAWING NOTES:

IF THE TENSION COLUMNS IN THE MEETING ROOMS ARE TO BE REMOVED, THE FOLLOWING ACTIONS MUST BE TAKEN TO ACCOMPLISH THESE ALTERNATIVES:

FIRST PRIORITY - THIRD FLOOR

① DEMOLISH POLK AND LARKIN HALL CEILINGS. UNDERPIN THE THIRD FLOOR SLAB. REBUILD THE CEILINGS AFTER THE BEAMS ARE INSTALLED.

② ERECT THE TWO BEAMS AT THE COLUMN LINES AND ATTACH TO THE EXISTING PERIMETER COLUMNS AND TO THE BOTTOM FLANGE OF THE EXISTING FLOOR BEAMS.

③ REMOVE FOUR TENSION COLUMNS AND UNDERPINNINGS.

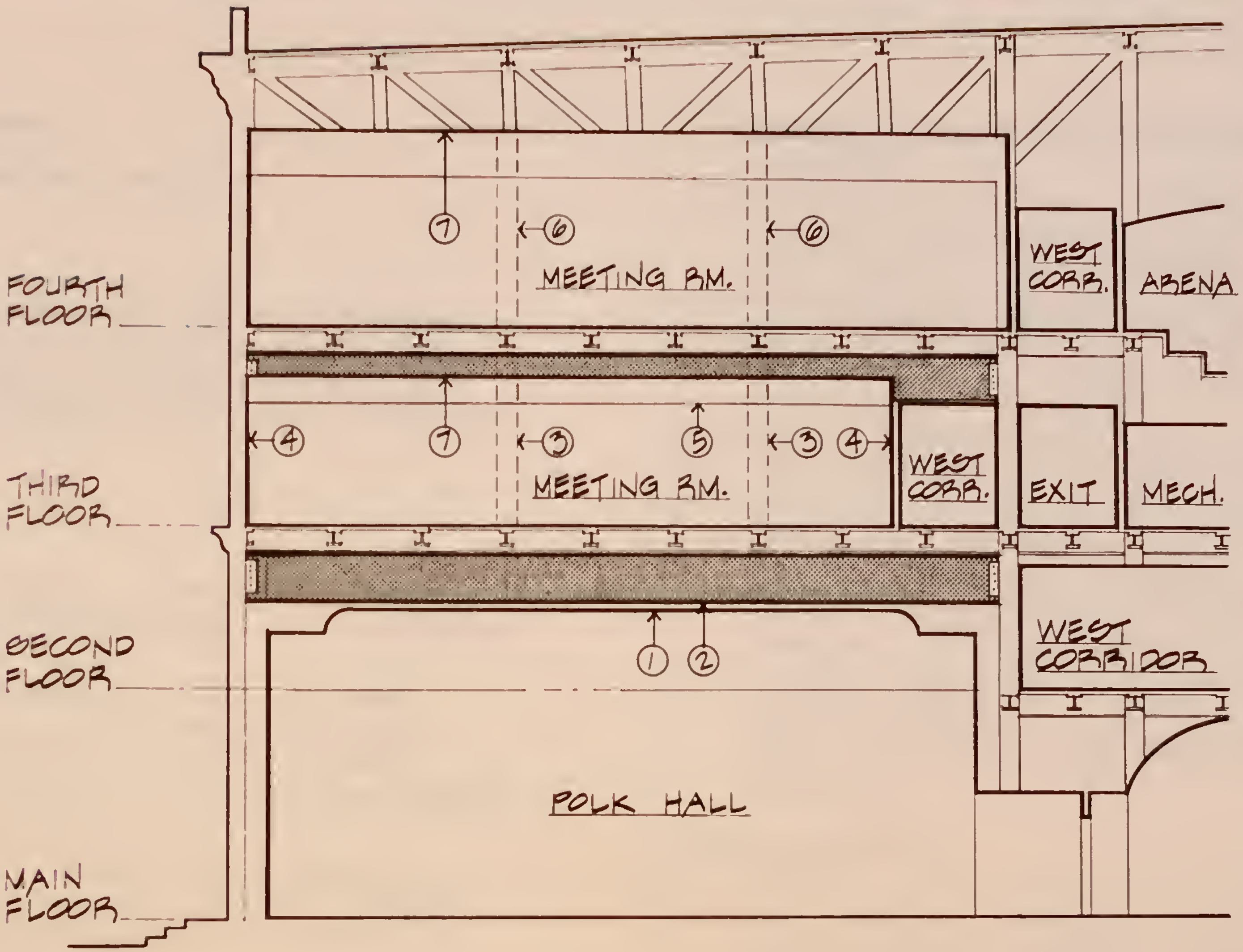
SECOND PRIORITY - FOURTH FLOOR

④ DEMOLISH EXISTING PARTITIONS AND CREATE AN OPENING IN THE EXTERIOR WALL FOR BEAM ENTRY. UNDERPIN THE FOURTH FLOOR.

⑤ REPEAT 2 ABOVE.

⑥ REPEAT 3 ABOVE.

⑦ FRAME AROUND BEAMS AND REFINISH AS DESCRIBED ON SHEETS A 1-4.



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BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
SECTION
MEETING ROOMS

MBT JOB NO.
7608
DRAWN BY
M.H
DATE
3 DEC 76

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OUTLINE SPECIFICATIONS:

Civic Auditorium Meeting Rooms

A. Demolition:

Remove all existing partitions, ceiling construction, finish flooring including all unnecessary appurtenance contained therein which interfere with new construction.

B. New Work:

1. Structural Framing: New steel beam and connection for support of operable wall.
2. Partitions: Metal stud and gypsum wallboard, fire rated construction.
3. Ceiling: Suspended metal grillage and gypsum wallboard with access doors, fire rated construction.
4. Ceiling Finish: Suspended linear metal strip with baked enamel finish and semi-rigid acoustical insulation board above metal pans.
5. Wall Finish: Perforated vinyl wall-covering with acoustical board backing at upper portion of wall and gypsum plaster backing at lower portion of wall.
6. Floor Finish: Antron III type nylon carpet flooring and integral base, adhesive applied to substrate.
7. Operable Wall: Steel framed rigid folding panel with vinyl wallcovering finish, motor operated and acoustically rated at STC 45.
8. Doors and Frames: Hollow metal doors and frames, paint finish, fire rated construction, quality hardwares to include panic exiting devices, key lockable.
9. Projection Screen: Glass bead type light commerical quality, concealed mounting and motor operated.
10. Mechanical System: HVAC from existing main ducts with new branch ducts and new linear diffusers integrated with metal strip ceiling.
11. Fire Protection System: New fire hose, extinguishers and cabinets.
12. Electrical System: Fluorescent light fixtures integrated with finish ceiling for general illumination, incandescent recess downlight with dimmer for special events, incandescent light tracks for accent lighting and display, audio/public address system, fire alarm system, telephone and electrical power outlets.

C. Alternatives:

1. For partial removal of columns in meeting room spaces, remove 4 existing columns in the largest room and provide 2 new structural steel beams at each side of each floor.
2. In lieu of the metal strip finish ceiling, provide suspended concealed spline accessible acoustical panel ceiling system, fire rated construction.

SOLUTION EXPLANATION:

Civic Auditorium Meeting Rooms

The meeting rooms on the third and fourth floors of the Civic Auditorium will be renovated to accommodate a greater variety of crowd sizes. The elimination of existing walls and the reorganization of the space will allow for meetings of up to 500 people in one room. (Refer to the drawings for seating capacities for each meeting room.) The total seated occupancy of both floors will be 2,900 which is slightly fewer than can now be accommodated but arranged for beter use. The smallest meeting rooms in the southeast and southwest corners will not be converted but used for chair storage. The new arrangement of walls creates "meeting break" space adjacent to the rooms and out of circulation paths. This "break" space is common to all meeting room complexes and is used for casual conversation, reception, and coffee breaks, etc. The operable walls are biparting. They can be fixed, partially open, to allow for passage between to adjacent rooms being used for two different purposes. An example might be a talk in one room followed by a reception in the other.

Removal of the tension columns is treated as an add alternate in this porposal. Removal of any of these columns will be an expensive and time consuming proposition and must be weighed against the functional advantages. If any columns are to be removed and the floors resupported by new beams from below, logic dictates that the four columns in the two largest meeting rooms on the third floor be removed first. The third and fourth floors are hung on these columns from the roof truss above; therefore, removal of the columns on the third floor can be done independently from the fourth. Whereas removal of the fourth floor columns requires resupport of both floors.

Finish materials have been selected for their appropriateness to today's meeting room expectations as well as their durability and maintainability. The heavily patterned floor carpet will out wear, hide stains, resist cigarette burns, and remain new looking far longer than other soft floor finishes. The vinyl wall covering and its differing substrates will serve three functions. The lower wainscot vinyl will be adhered to hard plaster to provide a tough, washable and scuff resistant surface. The upper wall vinyl will be adhered to acoustic board to provide for sound absorption and act as a tack surface for charts, displays or signs. The vinyl will be applied in small sections to allow for efficient removal if damaged. The metal ceiling is inherently neat appearing, colorful, cleanable, and long lasting. But the problem in renovation work is to choose new products that will adapt to existing electrical/lighting, air supply and exhaust, and fire protection systems without expensive refitting. The recommended product has this advantage. Fluorescent and incandescent lighting is integrated within the strip. Mechanical connections are made with flexible tubing to eliminate duct work relocation. The strips are individually removable, thus eliminating access panels while making the total above-ceiling area accessible, and the 4" module of the strips allows easy adaption to existing sprinkler head locations.

The use of solid panel operable walls rather than reusing folding cloth partitions guarantees sound isolation of adjacent meeting rooms. The perimeter of the motorized wall automatically seals when activated, thus eliminating reliance on time conscious set-up men to control the acousitcs.

The code problems discussed in the Renovation Program submitted 29 October 1976 that relate to the meeting rooms are partially resolved. As discussed, the Building Department can require full compliance to today's code if the renovation work exceeds specified percentages of the original building, or the use of the building is changed, or the number of people is increased, or if the hazard has increased. It was determined at our meeting with the Building Department that renovation of meeting rooms did not exceed or affect the catagories outlined above, except in one instance. Since no change of occupancy is anticipated and the work seems to be below the 75% limit, the Building Department cannot insist on extending the sprinkler system to cover the meeting rooms nor increase the below-code amount of exiting. Presently, only the corridors are sprinkled and the exit stairs are only wide enough, as defined by the Code, to handle full occupancy of the meeting rooms but not occupancy of the Arena Balcony plus the meeting rooms.

The exception mentioned above relates to the add alternate column removal. A new provision in the Code requires that if the renovation includes substantial structural work exceeding 30%, "cumulative since the building was built," then it must be demonstrated that the entire building is capable of resisting specified earthquake forces. If the column removal puts the structural work over the 30% limit, then an expensive seismic analysis must be performed; and if the building is found lacking, the structure must be brought up to Code. We would recommend against becoming involved in this process.

CONSTRUCTION SCHEDULE

Civic Auditorium Meeting Rooms

In order to minimize conflicts with previously booked conventions and minimize the number of meeting rooms unavailable for rental, we recommend that all work on the 3rd and 4th floors should be completed on one side of the Arena first before proceeding to the other side.

Base Schedule:

3rd and 4th Floor, one side of the Arena.

Demolition, reconstruction, finishes, operable walls, mechanical and electrical.

4 months*

Note: The four months refers to the time the contractor is on the site and does not include lead time for ordering materials.

Alternate Schedule:

1. Column Removal, 3rd Floor, one side of the Arena.

   Add 2 months to the base schedule.*

2. Column Removal, 3rd and 4th Floor, one side of the Arena

   Add 3 months to the base schedule.*

---

*It can be expected that renovation on the other side of the Arena will take an equal amount of time.

CONSTRUCTION ESTIMATE SUMMARY

Civic Auditorium Meeting Rooms

Base Cost:

Demolition, reconstruction, finishes, operable walls, mechanical and electrical:

3rd Floor	$530,280	
4th Floor	530,280	
		$1,060,560

Alternate Costs:

1. Add alternate column removal. 3rd Floor, both sides of the Arena, remove 8 columns and install 4 beams, repair finish spaces below.

   Add $160,000 to the base cost.

2. Add alternate. Column removal. 4th Floor, both sides of Arena remove 8 columns and install 4 beams. 3rd Floor, both sides of the Arena, remove 8 columns, and install 4 beams, repair finish spaces below.

   Add $280,000 to the base cost.

3. Deduct Alternate. Substitute suspended acoustical for metal strip ceilings.

   Deduct $39,861 from the base cost.

Note: Detailed line item estimate follows.

CIVIC AUDITORIUM / BROOKS HALL
M.B.T. 11-76

		1 SUBS/EQUIP		2 MAT		3 LABOR	
A	CIVIC AUDITORIUM MEETING ROOMS						
	PARTITIONS						
	3rd FL. WEST 1080' × 12 12,960 sf						
	– – EAST D.O						
	4th – WEST 1080' × 15 16,200 sf						
	– – EAST D.O						
	CEILINGS 3rd & 4th FLOORS 30,000 sf						
	FLOOR COVERING D.O. 3rd & 4th FLOORS 30,000 sf						
1st	RECONSTRUCTION 3rd FLOOR						
A	Partition removal 26,000 sf	0.10	2600 –		—	1.30	33800 –
	Ceiling – 15000 –	0.04	600 –		—	0.36	5400 –
	flooring – 15,000 –	0.01	150 –		—	0.30	4550 –
	strip out walls 1800 sf	0.05	90 –			0.30	540 –
B	NEW WORK						
	1.) steel framing operable wall 4 @ 40' ea pocket framing 8 @ 230# 1780# beam 160' @ 40# 6400#	1.60	13100 –		—		
	16ea cut & patch fireproof LS		—	20	320 –	60 –	960 –
	2.) Stud & Sheetrock ptns 1100 LF 13' hi 14,300 sf	2.50	35750 –		—		
3-4	Ceilings metal pan & acoustic 15,000 sf	2.80	42000 –		—		

4803 - Buff
8803 - Green

Civic Auditorium

12-76

9.	Meeting Rooms	Cont	Subs/Equip	Mat	Labor
5)	Wall finishes				
	perforated vinyl & acoustic board	8000 sf	2.- 16000 -	—	—
	gypsum plaster	900 SY	5.50 4950 -	—	—
	beads	3000'	1.- 3000 -	—	—
	Column furring	340'	13.- 4420 -	—	—
	plaster patching allowance		5000 -	—	—
6)	Floor finish				
	nylon carpet	1700 SY	13.- 22000 -	—	—
7)	Operable wall				
	4 ea @ 40' x 14' ($14,500.00)		✓ 58000 -	—	—
8)	Doors & Frames				
	H.M. drs / frs. panic pairs 38		—	340 12920 -	390 14820 -
3a)	Painting drs & frames	38 Prs	25.- 950 -	—	—
	Gypsum plstr	8000 sf	.50 4000 -	—	—
	plaster patch	LS	4500 -	—	—

4803 - Buff
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Civic Auditorium

12-76

		1	2	3
9	**Meeting Rooms**	Subs/Equip	Mat	Labor
9)	Protection Screen			
	1/ea. mtg room 10 70in x 70in	—	200 2000	100 1000 –
10)	Mechanical System			
	Revamp mechanical, fire dampers outlets remove/relocate/reconnect 10000	15000 –	—	—
	5 balance systems do	2500 –	—	—
	thermostats relocate LS	1500 –	—	—
11)	Fire Protection			
	F.E. Cabinets LS	1000 –		
	fire hose extinguishers LS	4000 –		
	Ceiling hds 15,000 ft @ 1.30	19500 –		—
12)	Electrical System			
	lighting, dimmers, light tracks duplex outlets, audio, fire alarm, telephone			
	15,000 ¢ @ 4.50	67500 –	—	—
		328110 –	12600 –	61070 –
			Total	401780 –
	8% Contractor Job Cost			32140 –
				433920 –
	10% Contractor P & O			43390 –
				477310 –
	1% Contractor Bond/Ins			4770
				482080 –
	10% Contingency			48200 –
				530280

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CIVIC AUDITORIUM

12-76

2 MEETING ROOMS

C **ALTERNATES** 3rd floor

			SUBS/EQUIP	MAT	LABOR
remove 4 cols & provide 2 steel trusses /ea side					
shore base piers	16 ea	200	3200 -		
steel cols & braces	19,200#	1.50	28800 -		
demolition					
cut floors	16 ea	75	1200 -		159,150 ÷ 4
slot ceilings	1000 sf		500 -		
sash removals	4 ea		200 -		$
columns out	8 -	150	1200 -	ALLOW 40,000/EA	
fireproof "	8 -	120	960 -		
buyout & fabwork	27 TON	1100	29700 -		
				ie $40,000 /cols.	
rigg & install 4 girders					
crane & 4 men	4 days	1550	6200 -		
move & jack 4 men	8 -	960	7680 -		
bolted connections	16 ea	100	1600 -		
Install Ls to columns	16 -	150	2400 -		
welding W24x	480"	15	7200 -		
jacks / shores misc.	LS		1500 -		
patch back					
remove shores	16 sets	500	8000 -		
patch suspended floors	d.o	150	2400 -		
" s.o.g.	d.o.	50	800 -		
" ceilings	1000 sf	5	5000 -		
furr beams	500"	20	10000 -		
patch fireproofing	8 ea	100	800 -		
replace sash	4 ea	300	1200 -	120580 -	
8% General Contractor Job Cost				9646 -	
				130226 -	
10% General Contractor P&O				13023 -	
				143249 -	
1% Bond & Ins.				1433 -	
Σ				144682 -	
10% CONTINGENCY				14468 -	159150 -

4803 · Buff
9803 · Green

CIVIC AUDITORIUM

12-76

O/	CIVIC AUDITORIUM MEETING ROOMS			SUBS/EQUIP	MAT	LABOR
C	ALTERNATE					
	provide steel beams @ 3rd & 4th floors					
	previous cost / floor			120590 -		
increase						
	shore steel columns	6720#	1^{50}	10050 -		
	demolition					
	cut floors	16ea	75	1200 -		
	sash removals	4 -		200 -	280129 ÷ 8	
	columns out	8 -	150	1700 -		
	fireproof -	8 -	120	960 -		
					ALLOW $35,000/ea	
	buyout & fabricate	27 TON		29700 -		
					@ $17,500/Cols	
	rigg & install 4 girders LS			26620 -		
	add-on for ht. work			2500 -		
	patch back					
	patch susp. floors			2400 -		
	remove shores	16 sets	300	4800 -		
	furr beams	500□		10000 -		
	patch fireproof	8ea		800 -		
	replace sash	4 -		1200 -		
					212240 -	
	8% General Contractor Job Cost				16980 -	
					229220 -	
	10% General Contractor P/O				22922 -	
					252142	
	1% Bond & Ins				2521 -	
					254663	
	10% Contingency				25466	
					280129	

22

4803 - Buff
8803 - Green

CIVIC AUDITORIUM

		1 SUBS/EQUIP	2 MAT	3 LABOR
a	MEETING ROOMS			
C	ALTERNATES			
	change ceiling to suspended panels in lieu of metal			
	COST METAL 2.50			
	– (CELOTEX) 1.50			
	net saving 30,200 @ 1-	30200 -	30200 -	
	8% CONTRACTOR JOB COST		2416 -	
			32616 -	
	10% CONTRACTOR P & O		3262 -	
			35878 .	
	1% BOND & INS		359	
	NET SAVING			36237 -
	10% Contingency			3624 -
				39861 -

4803 · Buff
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B BROOKS HALL SHOW MANAGER'S OFFICE:

Contract Statement: "Renovate interior, improve lighting, and air conditioning. Provide a private entrance and enlarge the vision window overlooking the Brooks Hall Exhibit Area."

Problem:

The entrance to the office is presently through the Men's toilet room vestibule. The conflict of uses, the noise, and the odors are obnoxious.

The office interior has been neglected for sometime. The interior finishes, the air conditioning, and the lighting are uninviting and below standard.

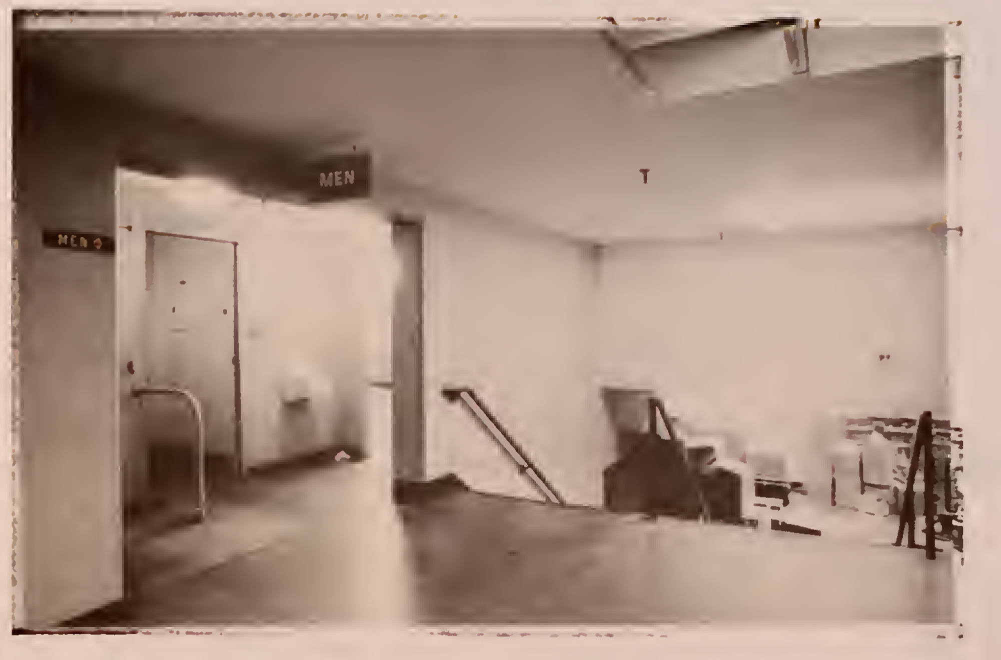
The existing furnishings are minimal at best. They do not provide for the variety of space use requirements, storage, comfort, or even the lowest level of quality.

Areas Within the Scope of Renovation:

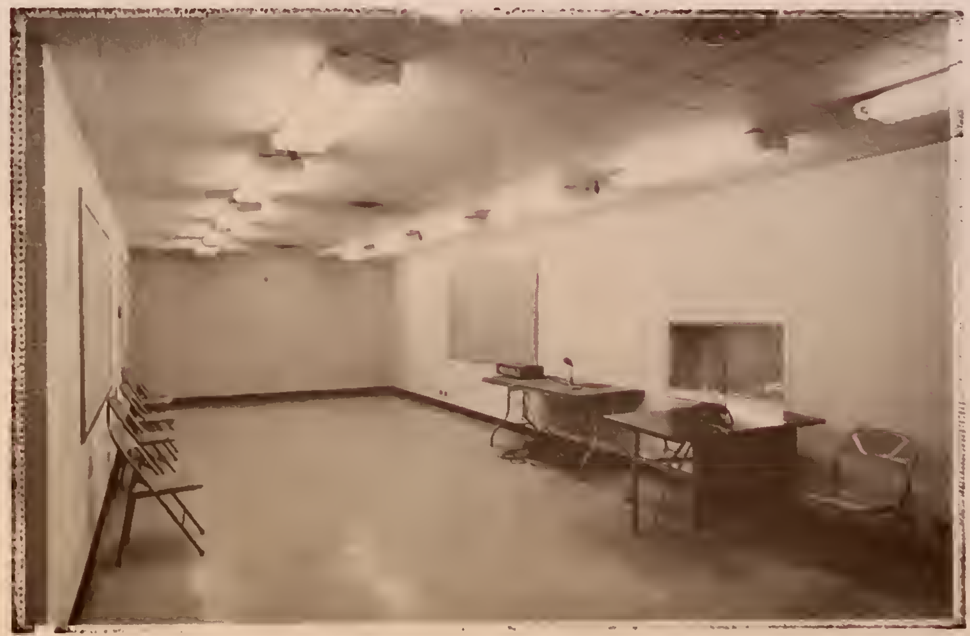
Renovation is limited to the Show Manager's Office and toilet room vestibule on the Mezzanine Level at the southeast corner of Brooks Hall.

Area Not Within the Scope of Renovation:

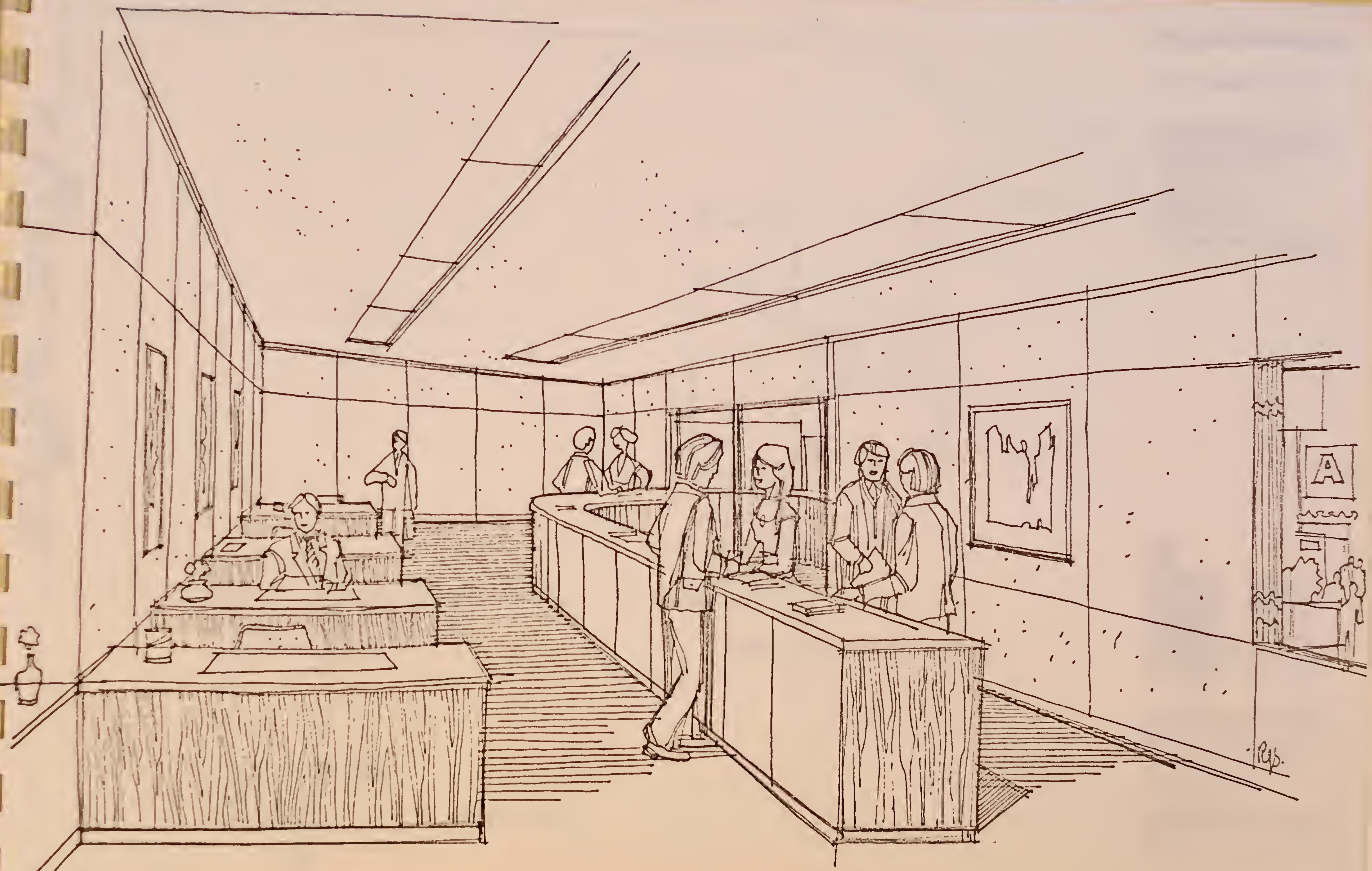
No other management office space in Brooks Hall or the Civic Auditorium is included in this portion of the renovation.



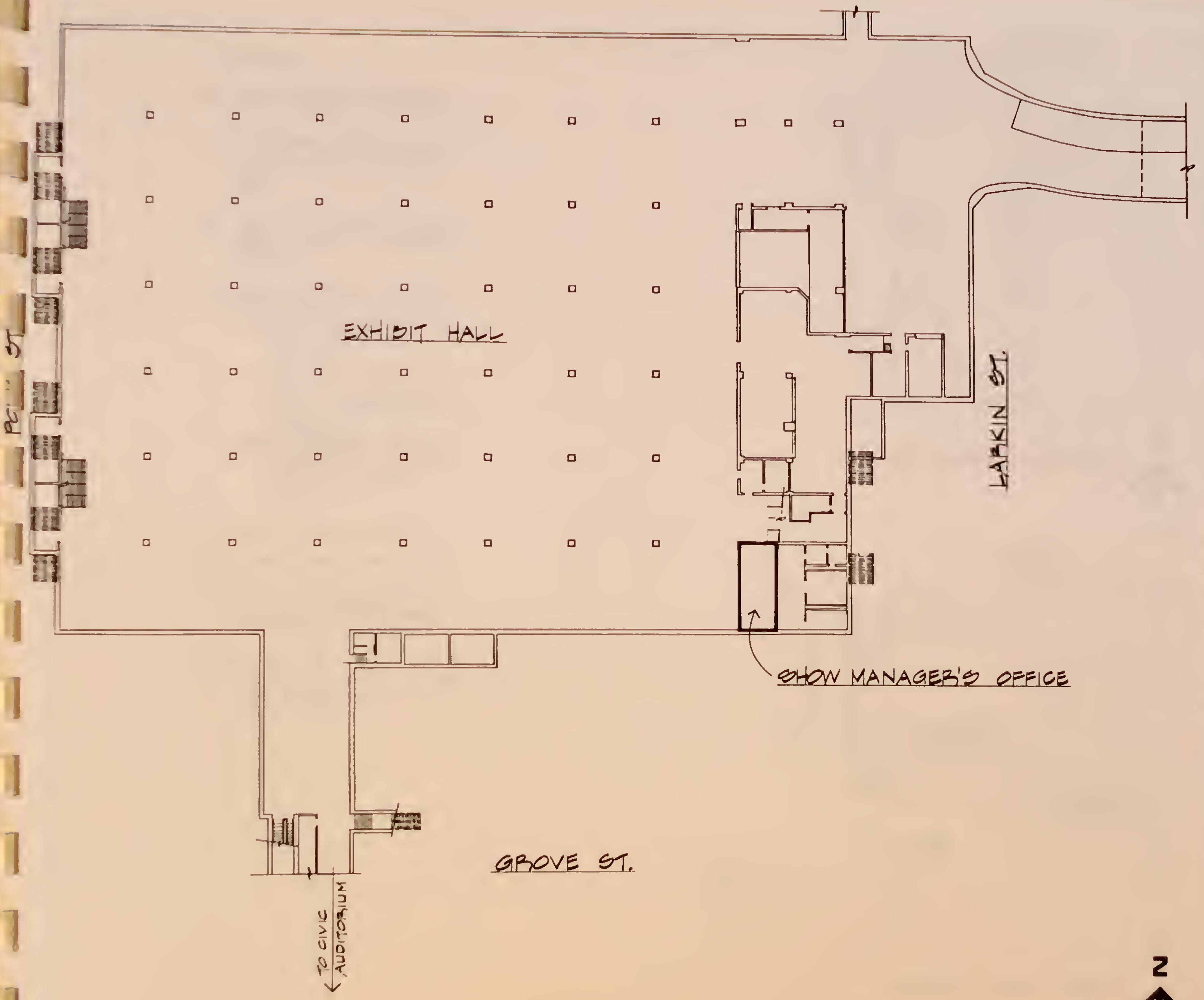
Before photograph - Office Entry



Before photograph - Office Interior



SHOW M'GRS' OFFICE.



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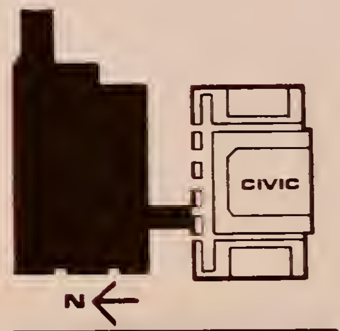


BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

BROOKS HALL
SHOW MANAGER'S OFFICE

N

MBT JOB NO.
7608
DRAWN BY
R.Y
DATE
15 DEC. 76

B1

DRAWING NOTES:

① ADD FORMED CONCRETE STAIR AND BALCONY AND PROVIDE METAL HANDRAIL.

② CUT EXISTING CONCRETE WALL TO PROVIDE OPENINGS FOR NEW OBSERVATION WINDOW AND SLIDING GLASS ENTRY DOOR.

③ RELOCATE EXISTING DOOR AND REVERSE SWING. RELOCATE EXISTING DRINKING FOUNTAIN.

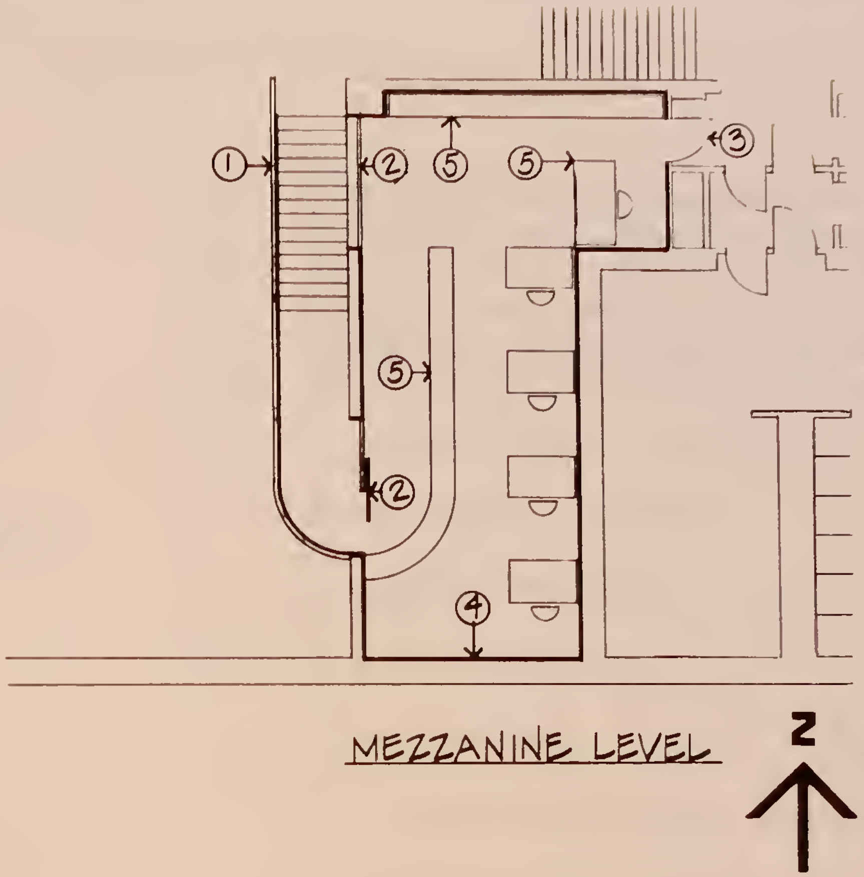
④ REMOVE EXISTING FLOOR, WALL, AND CEILING FIXTURES. PROVIDE NEW FINISHES AND EQUIPMENT:
  - FLOORS - CARPET AND COVED CARPET BASE
  - WALLS - PLASTIC IMPREGNATED FABRIC ON GYPSUM BOARD.
  - CEILING - SUSPENDED, PAINTED GYPSUM BOARD.
  - LIGHTING/MECHANICAL - RECESSED FLUORESCENT WITH INTEGRATED, LOW NOISE LEVEL SUPPLY TROFFERS.

⑤ PROVIDE LOCKABLE STORAGE WALL.

⑥ CONSTRUCT STORAGE BENEATH STAIRS

⑦ REGISTRATION DESK OR DESKS FOR SHOW MANAGER'S FLOOR PERSONNEL NOT PROVIDED IN THIS CONTRACT.

⑧ HOLDING KITCHEN DOORWAY IS NOT PROVIDED IN THIS PORTION OF THE CONTRACT, SEE SECTION E.



MEZZANINE LEVEL

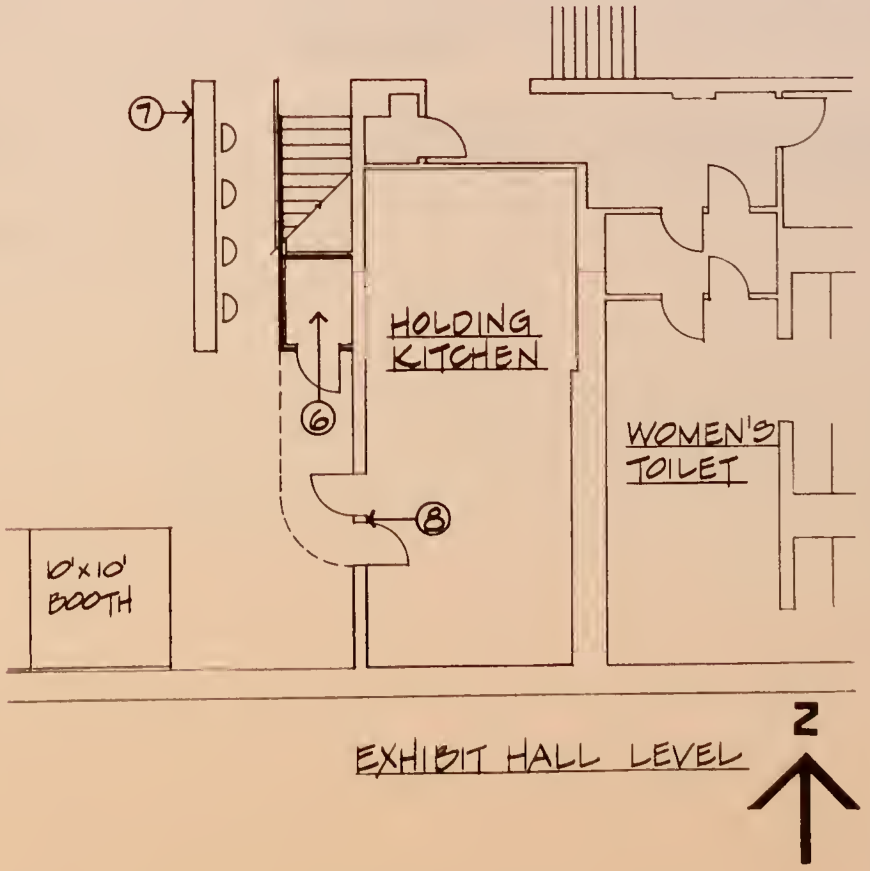


EXHIBIT HALL LEVEL

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RENOVATION
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CITY AND COUNTY OF
SAN FRANCISCO

BROOKS HALL
MEZZANINE LEVEL
SHOW MANAGER' OFFICE

MBT JOB NO.
7603
DRAWN BY
M.H.
DATE
3-25-76

B2

OUTLINE SPECIFICATION:

Brooks Hall Show Manager's Office

A. Demolition:

Remove portions of the existing concrete wall to provide new openings to office. Remove existing finish flooring, base and acoustical tile ceiling including all unnecessary appurtenance contained therein.

B. New Work:

1. Stairs and Landing: Poured-in-place reinforced concrete walls, riser-tread and landing. Provide painted steel handrails and bracket, paint finish on wall and underside of stairs and landing and rubber tile at stairs and landing.
2. Sliding Glass Doors: Extruded aluminum frame assembly with baked enamel finish and grey color tinted tempered glass.
3. Ceiling Finish: Suspended metal grillage and gypsum wallboard, paint finish.
4. Wall Finish: Soil-resistant treated fabric over rigid acoustical insulation board.
5. Floor Finish: Antron III nylon carpeting and base, adhesive applied to substrate.
6. Existing Door and Frame: New paint finish, 2 coats of alkyd enamel.
7. Mechanical System: Existing HVAC system with new diffusers.
8. Fire Protection System: Provide fire extinguisher cabinet.
9. Electrical System: Low-brightness fluorescent fixtures for general illumination and incandescent light track for accent lighting; existing communication and power outlet system modified to accommodate new work.
10. Furnishings: Provide new:

    4 secretarial desks;

    1 managerial desk;

    5 office chairs;

    2 side chairs;

    4 two drawer lateral files;

    20 linear feet wall storage, lockable;

    20 linear feet of counter with storage beneath;

    and drapery for the doorway and window overlooking the Exhibit Hall.

SOLUTION EXPLANATION:

Brooks Hall Show Manager's Office

The new entry stairway to the office is located within the Exhibit Hall to avoid the toilet room vestibules, to insure its visibility and mark the office location, and to be readily accessible to the registration and floor personnel.

Two openings, the glass entry door and a window at the far end of the office, will allow an overview of the Exhibit floor.

The furniture arrangement is only meant to illustrate the four functional areas - reception, staff, storage and management. The furniture specified will be movable, modular, and tough enough that the manager can arrange it as he sees fit.

The finish materials have been chosen for their appropriate office quality, yet are wear resistant and easily cleanable enough to withstand the abuse of their transient users.

No exceptional Building Code problems are foreseen except that furniture and drapery materials must be selected for their compliance with flame spread and smoke density tequirements.

CONSTRUCTION SCHEDULE:

Brooks Hall Show Manager's Office

To minimize conflicts with already booked exhibits, we recommend that noisy work - concrete cutting - and work within the Exhibit Hall itself - stair construction - be limited to night time, unoccupied times, or setup/takedown time.

Base Schedule:

Demolition, reconstruction, stairs, finishes, mechanical and electrical.	1 1/2 months
Furnishing order lead time	2 1/2 months

CONSTRUCTION ESTIMATE:

Brooks Hall Show Manager's Office

Base Cost:

Demolition, reconstruction, stairs, finishing, mechanical and electrical	$22,250	
Furnishings, storage, counter, desks and chairs, drapery	8,000	
Total		$30,250

Note: Detailed line item estimate follows.

CIVIC AUDITORIUM / BROOKS HALL
M.B.T

12-76

			1	2	3
6	BROOKS HALL SHOW MNGR'S OFFICE 700 ft²	Lab/Equip			
A	DEMOLITION				
	Cut opng's thru conc.	2@	1200 -		
	Remove resilient	700 sf	270 -		
	" ceiling	✓	250 -		
	Compressor	1 wk	500 -		
1.)	Stairs & landings				
	walls, TR & risers	9CY 500 -	4500 -		
	handrails	35' 18 -	630 -		
2)	Glass dr. entry	LS	950 -		
	" window	LS	300 -		
3)	Ceiling finish	700 sf 2⁸⁰	1960 -		
4)	Wall finish				
	Vinyl cover over board	1040 sf 2⁰⁰	2090 -		
	Sheetrock & furr	d.o. 1²⁰	1250 -		
5)	Carpet floor	80 SY 13 -	1040 -		
6)	Painting	LS	180 -		
7)	MECHANICAL	3 diffusers 80 -	240 -		
9)	ELECTRICAL	700 sf 2²⁵	1575 -	16815 -	
	8% Contractor Job Cost			1350 -	
				18215 -	
	10% Contractor P & O			1820 -	
				20035 -	
	1% Bond & Ins			200 -	
				20235 -	
	10% Contingency			2015	
				22250 -	

3/

4803 - Buff
8803 - Green

C BROOKS HALL/CIVIC AUDITORIUM TOILETS:

Contract Statement: "Rehabilitate all public toilet rooms."

Problem:

The problems common to all the toilet rooms in Brooks Hall and Civic Auditorium include:

- lack of provisions for the physically handicapped;
- general degradation due to years of usage; and
- the "assembly line" arrangement of the fixtures coupled with the monotonous decor contribute to an uncomfortable and impersonal environment for personal activities.

The specific problems of the toilet rooms in Brooks Hall include:

- excessive odor possibly caused by absorptive grout joints and floor tiles as well as difficulties in cleaning around the floor mounted pilaster of the toilet partitions and;
- unsanitary appearance due to stains on walls, the irregular flash burn color in the floor tile and the deterioration of the baked enamel coatings in the toilet partitions.
- inconvenient location of the accessories.

The specific problems of the toilet rooms in the Civic Auditorium include:

- cracks at corners and at intersection between the floors and wall which may be caused by structural movement or excessive shrinkage in the mortar setting bed;
- uneven floor tiles due to poor workmanship; and
- inconvenient location of the accessories.

Areas Within the Scope Renovation:

Brooks Hall: Women's toilet at southeast corner of Exhibit Hall, men's toilet at Mezzanine.

Civic Auditorium:
- Basement Floors: Men and Women toilets at North Corridor
- Main Floor: Men and Women's toilets adjacent to Larkin Hall, and same adjacent to Polk Hall.
- Second Floor: Men's toilet, Women's toilet, Lounge, and Powder Room at northwest corner and same at northeast corner; Men's toilet at southwest corner and same at southeast corner.
- Third Floor: Women's toilet at northwest corner and at northeast corner; Men's toilet at southwest corner and at southeast corner.
- Fourth Floor: Women's toilet at northwest corner and at northeast corner; Men's toilets at southwest corner and at souteast corner.

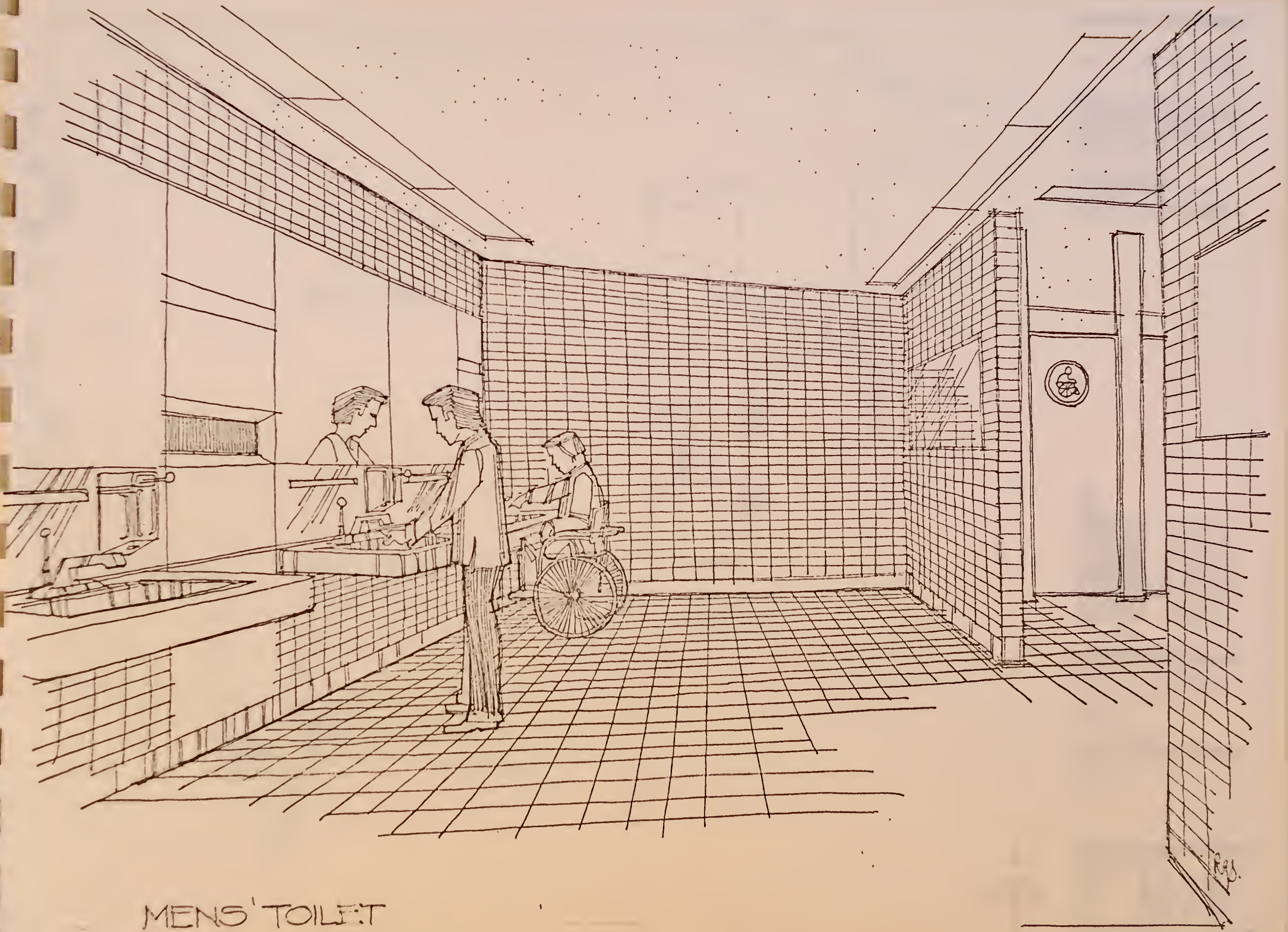
Areas Not Within the Scope of Renovation:

The work does not include any staff toilets, dressing room toilets and first aid toilets.

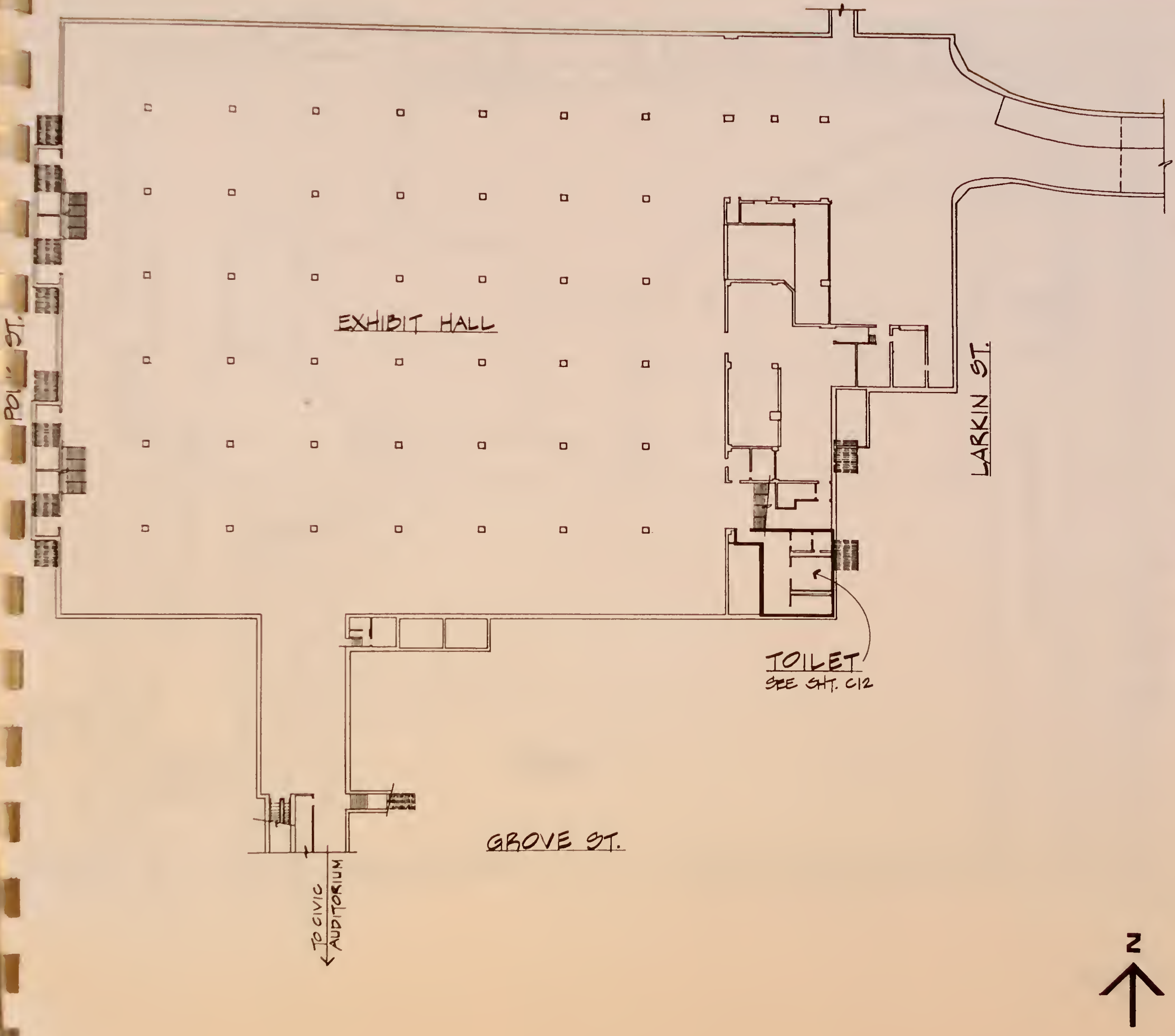
The work does not include the walls of some toilet rooms in the Civic Auditorium where the condition of the surfaces appear to be satisfactory.

Before Photograph - Brooks Hall Toilet

Before Photograph - Civic Auditorium Toilet



MENS' TOILET



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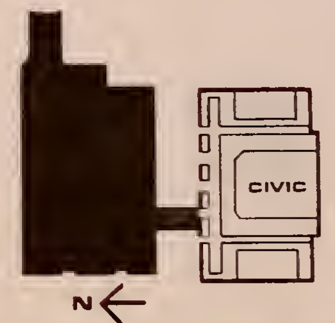


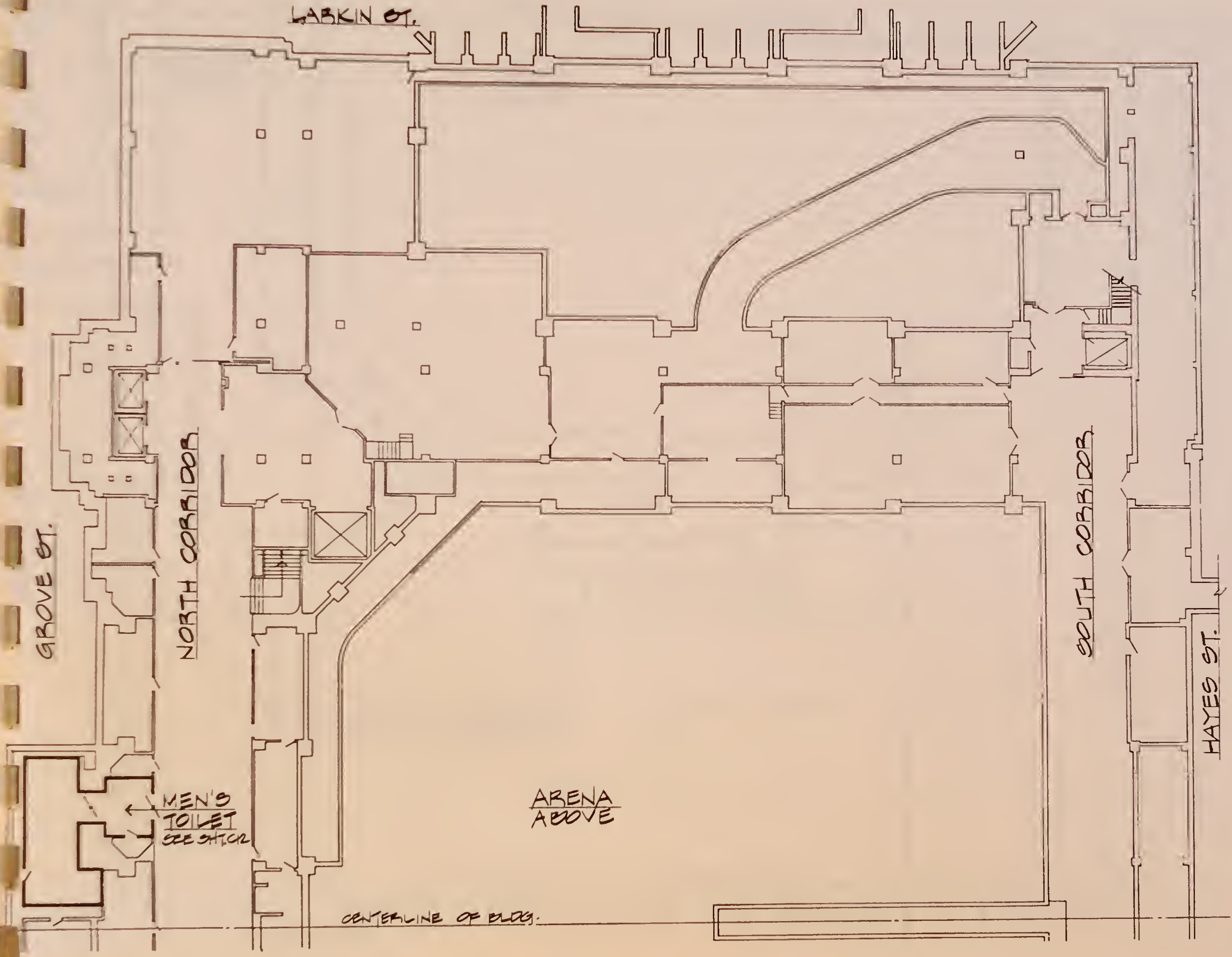
BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

BROOKS HALL
TOILETS

MBT JOB NO.
7603
DRAWN BY
S.Y.
DATE
15 DEC 76

C1



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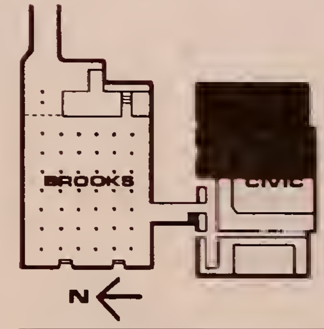


BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

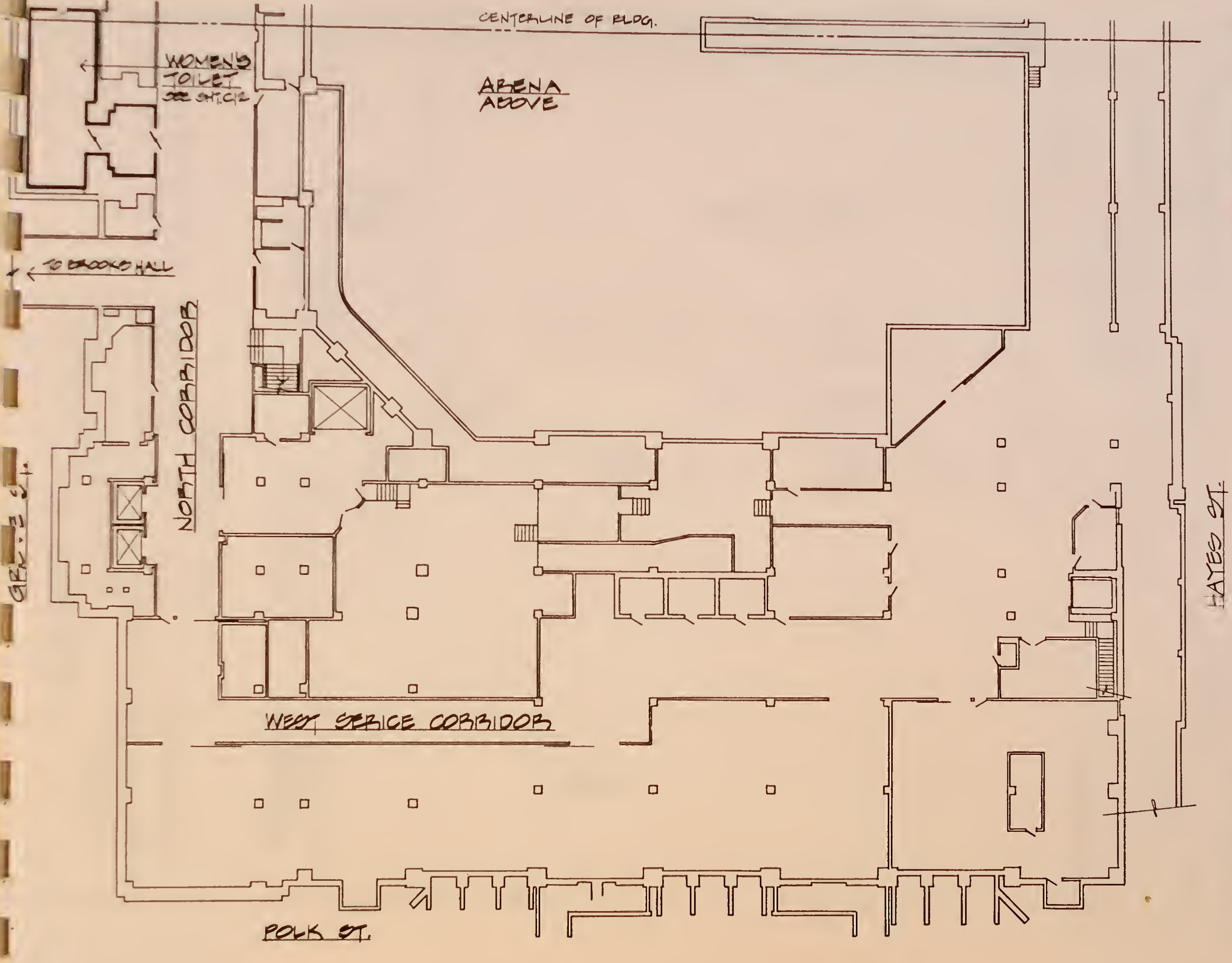
CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
BASEMENT
TOILETS

N ←

MBT JOB NO.
7608
DRAWN BY
R.Y.
DATE
15 DEC 76

C2



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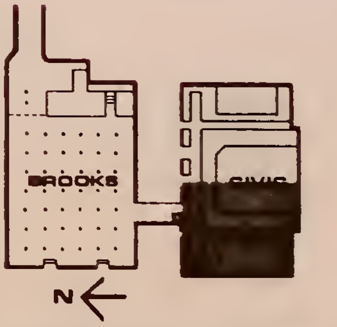


BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

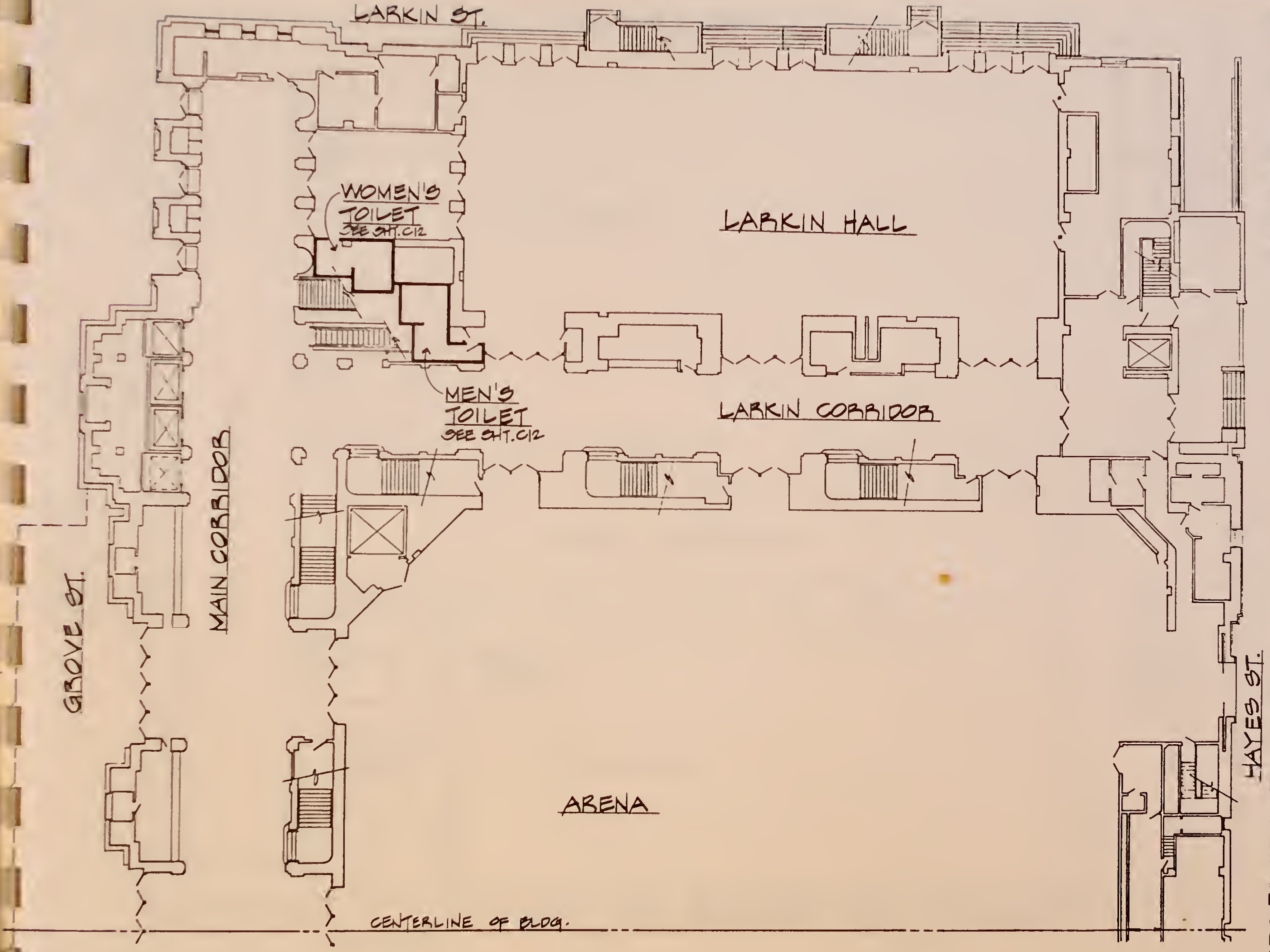
CITY AND COUNTY OF SAN FRANCISCO

CIVIC AUDITORIUM
BASEMENT
TOILETS

N ←

MBT JOB NO.
7608
DRAWN BY
B.T.
DATE
15 DEC. 76

C5



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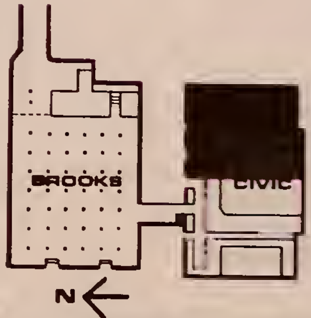

BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
MAIN FLOOR
TOILETS

N ←

MBT JOB NO.
7603
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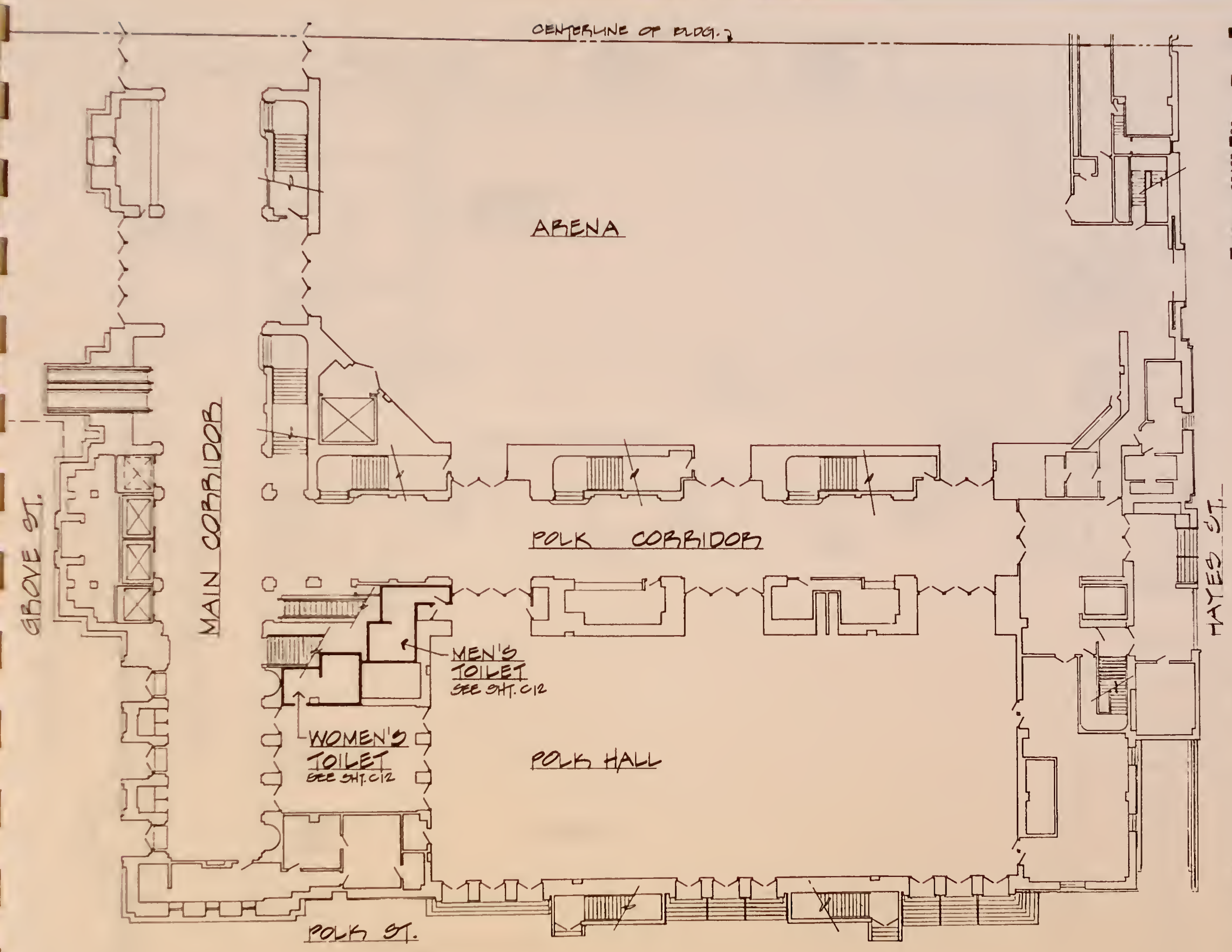
DATE
15DEC.76

C4



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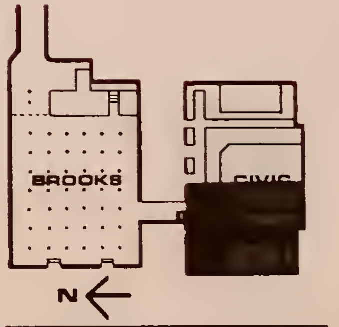

BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
MAIN FLOOR
TOILETS

N ←

MBT JOB NO.
7603
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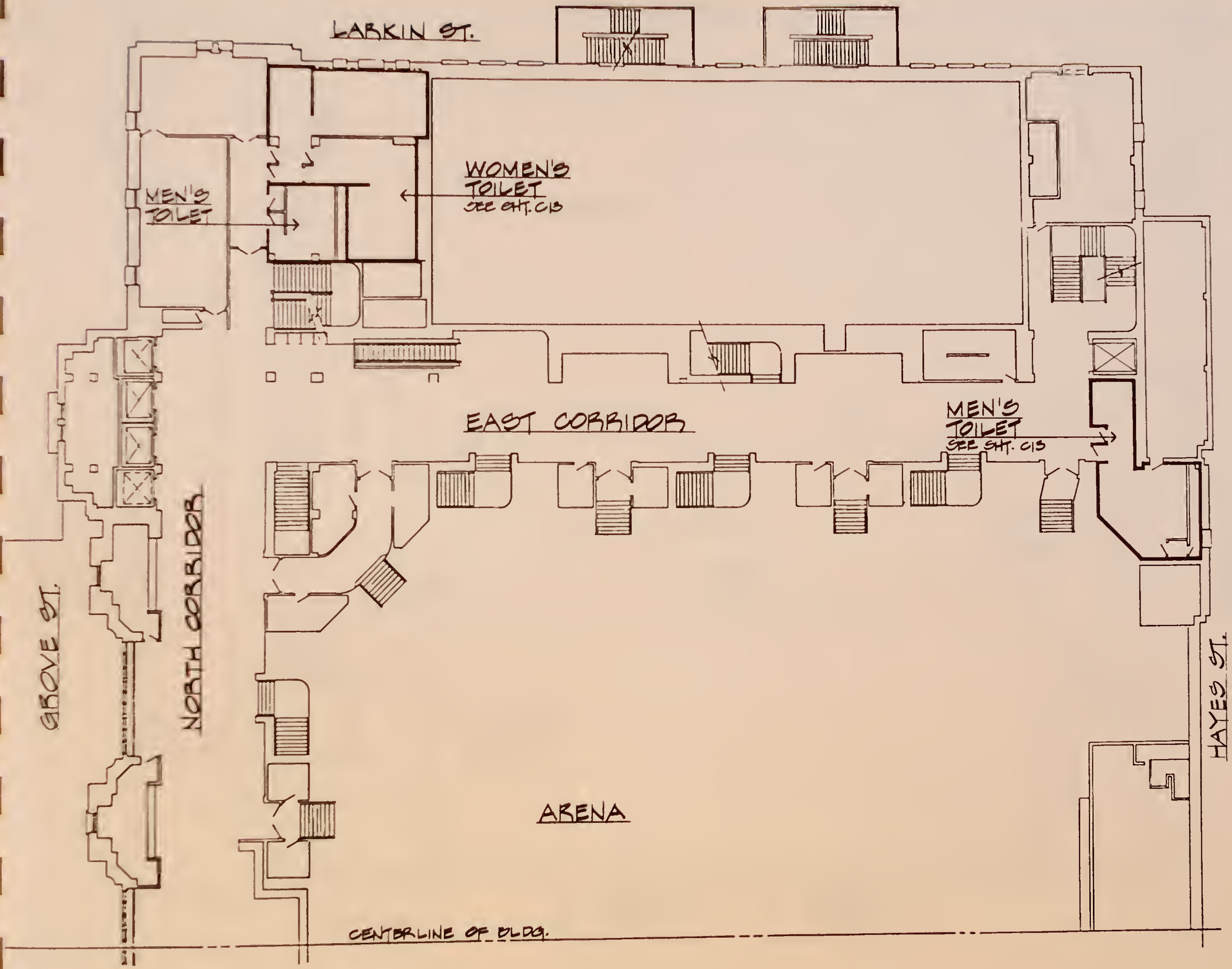
15 DEC. 76

C5



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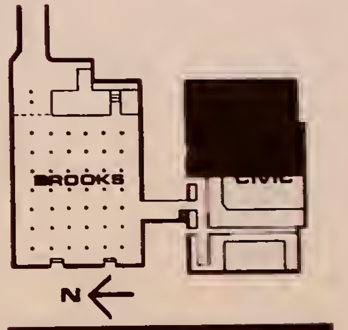

BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
SECOND FLOOR
TOILETS

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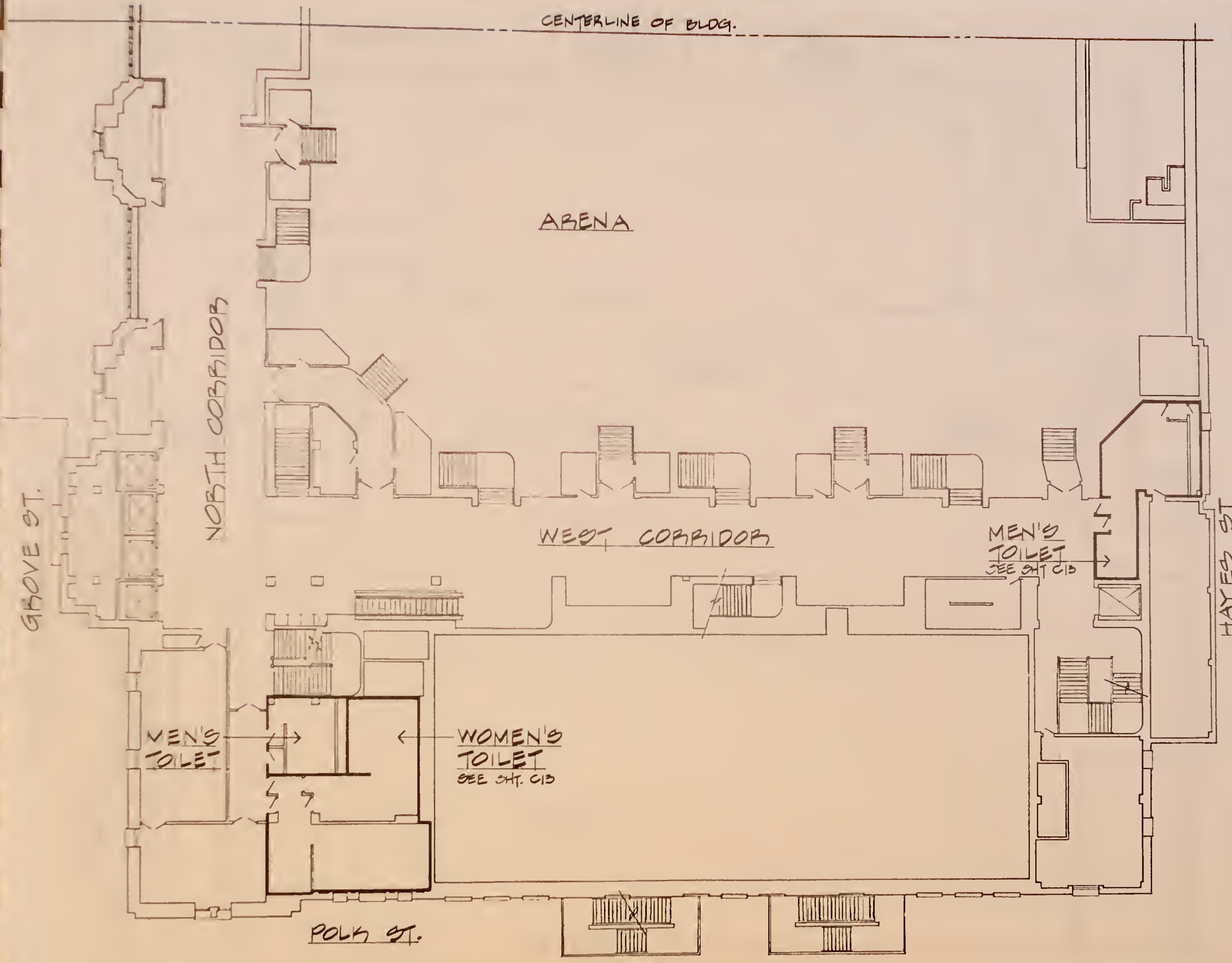

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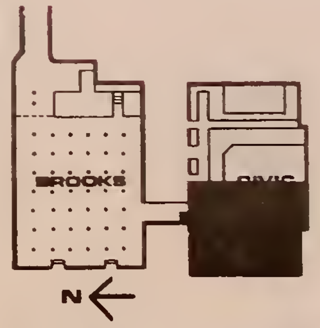

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SAN FRANCISCO

CIVIC AUDITORIUM
SECOND FLOOR
TOILETS

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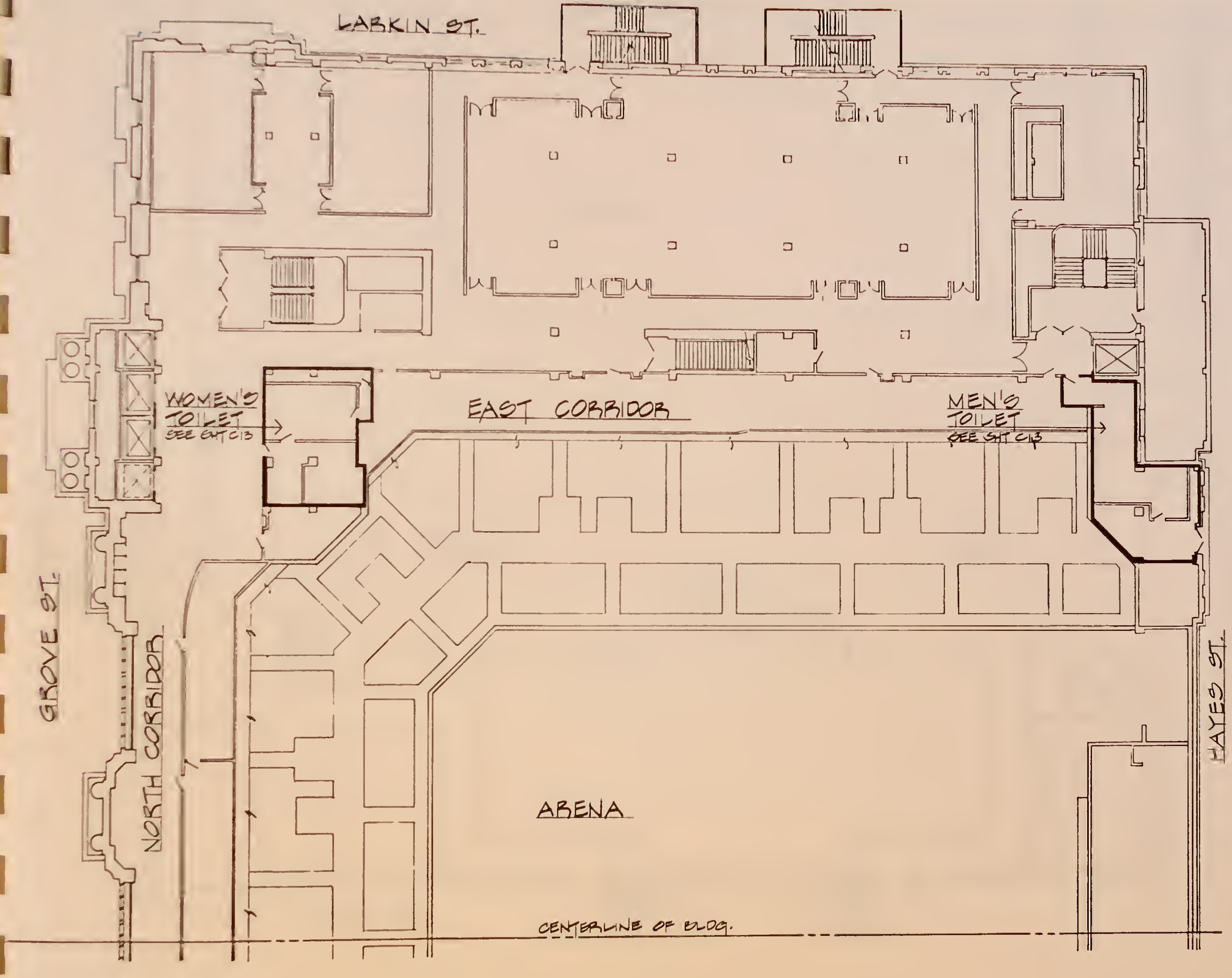
C7



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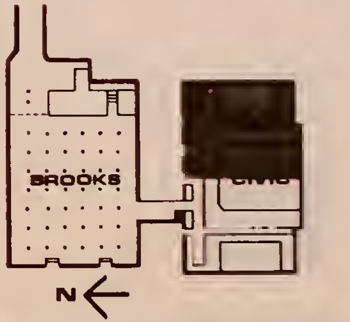

BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
THIRD FLOOR
TOILETS

N

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7603
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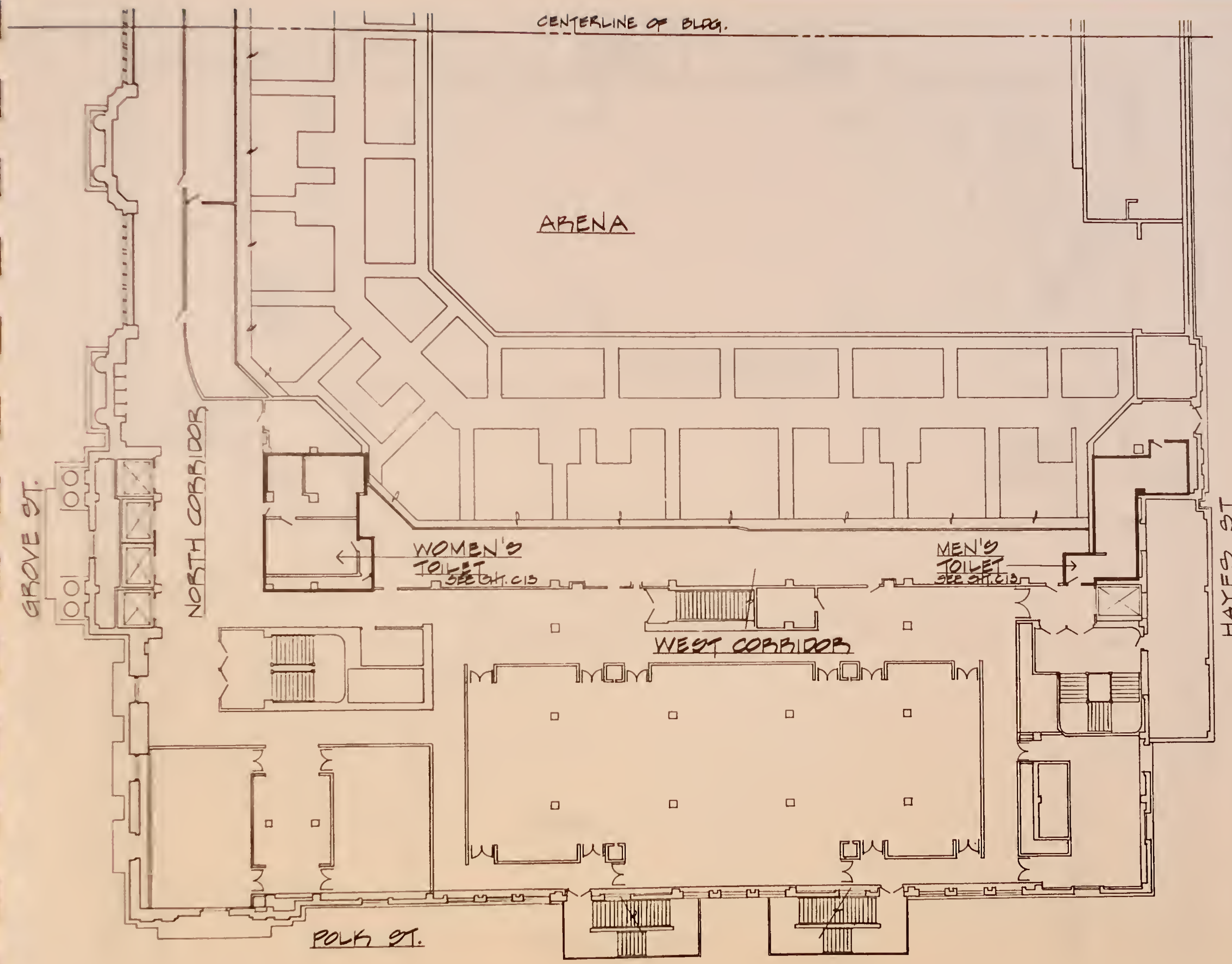
C8



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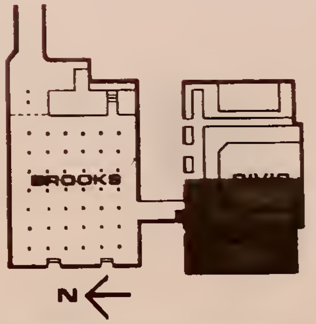

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CITY AND COUNTY OF
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CIVIC AUDITORIUM
THIRD FLOOR
TOILETS

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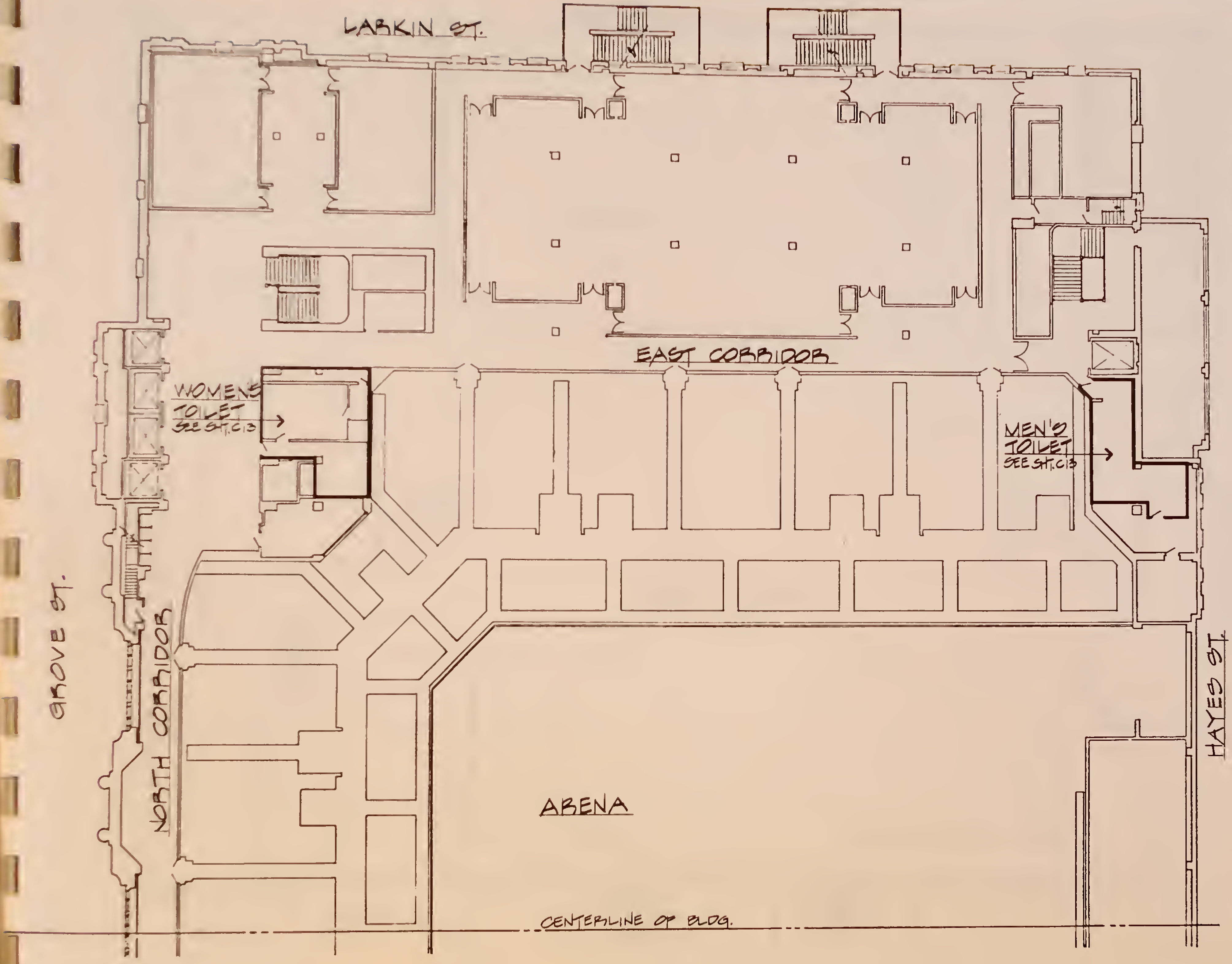

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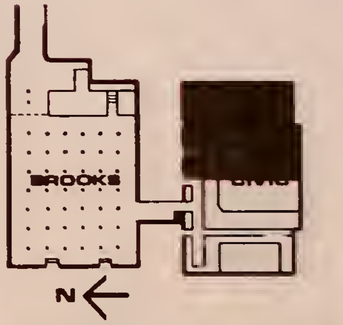

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STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
FOURTH FLOOR
TOILETS

N ←

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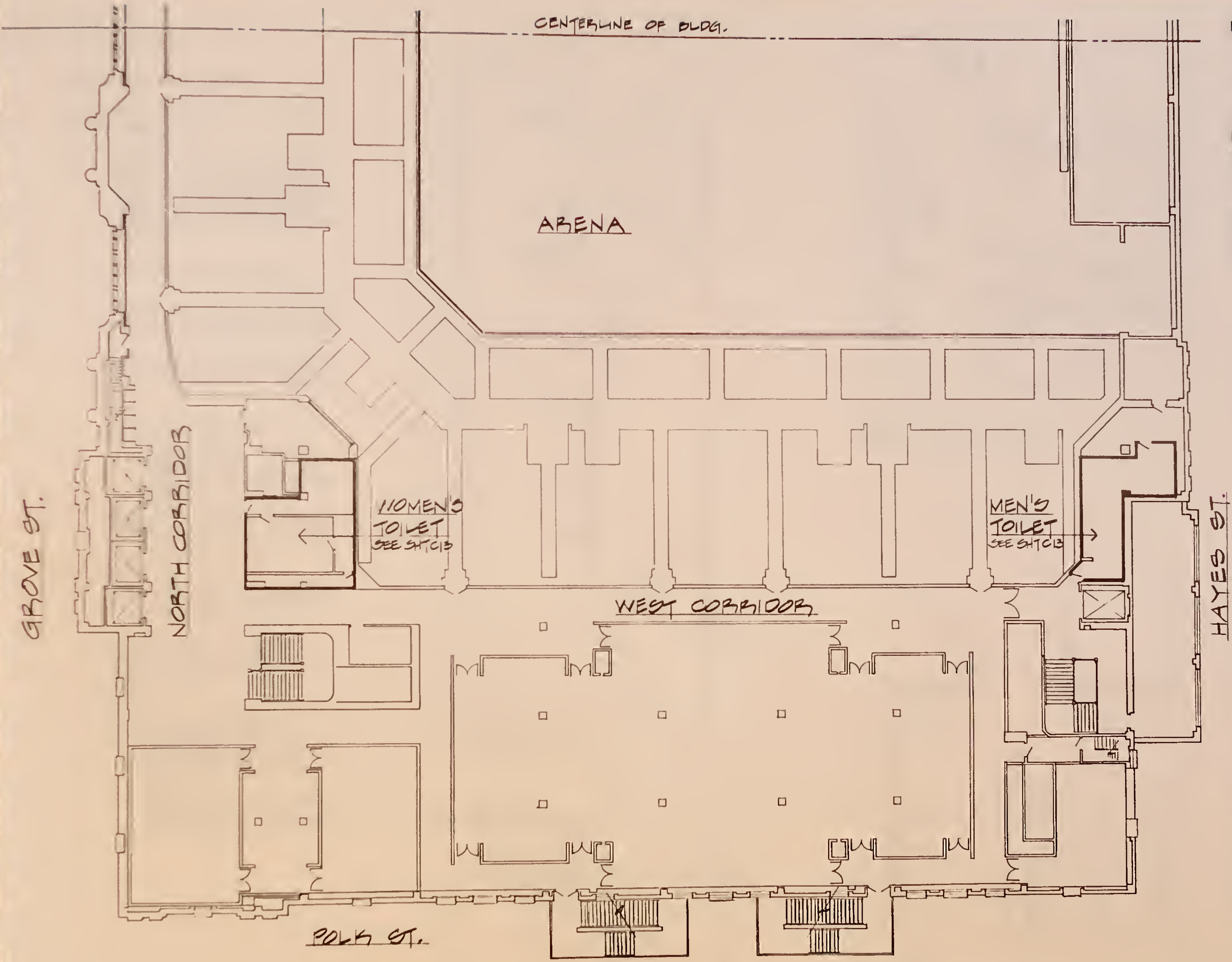

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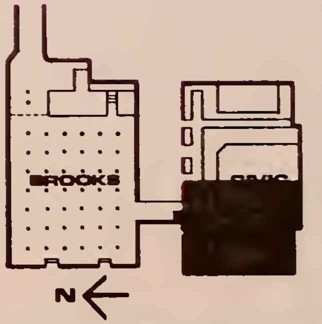

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STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
FOURTH FLOOR
TOILETS

N ←

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R.Y.
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C11

DRAWING NOTES:

BROOKS HALL TOILET ROOMS

SEE SHEET C-13 FOR CIVIC AUDITORIUM TOILET ROOM NOTES.

1 DEMOLISH EXISTING GLAZED BLOCK WALLS, TILE FLOORS AND CEILING CONSTRUCTION AND TOILET PARTITIONS. REMOVE AND SAVE PLUMBING FIXTURES.

2 RECONSTRUCT WALLS AS SHOWN.

3 PROVIDE CEILING HUNG TOILET PARTITIONS AND SUPPORTING STRUCTURE.

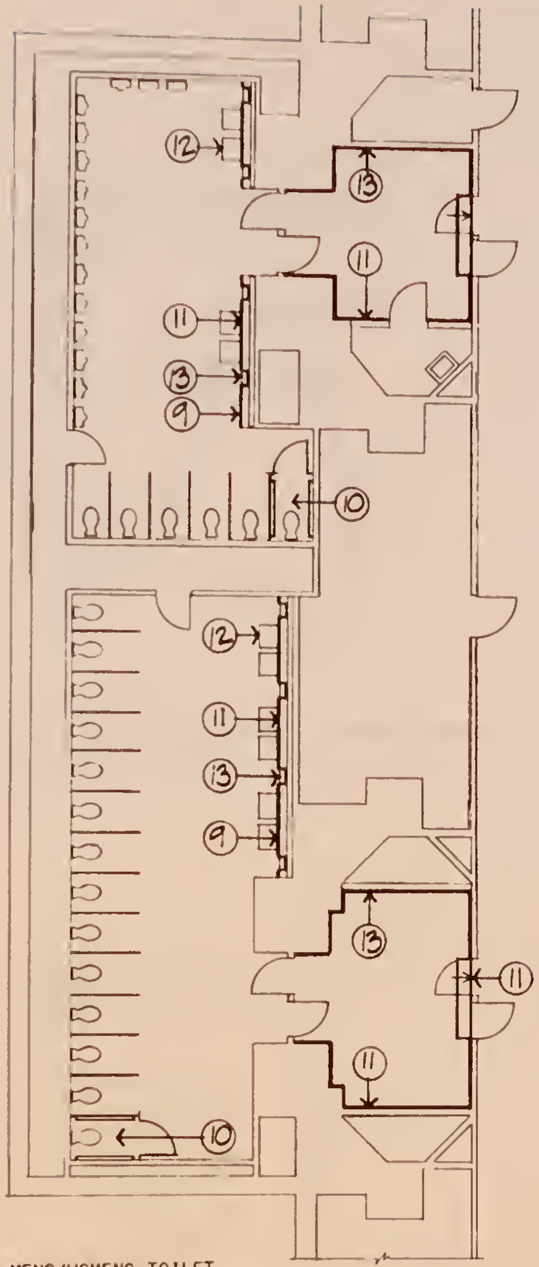
4 CREATE ONE HANDICAP SIZED STALL WITH GRAB BARS AND OUT-SWINGING DOOR.

5 PROVIDE NEW FINISHES:
  - FLOORS - CERAMIC TILE
  - WALLS - CERAMIC TILE
  - CEILING - SUSPENDED PLASTER PAINTED.
MECHANICAL - ADAPT TO NEW CEILING
LIGHTING - NEW FLUSH FLUORSCENT FIXTURES.

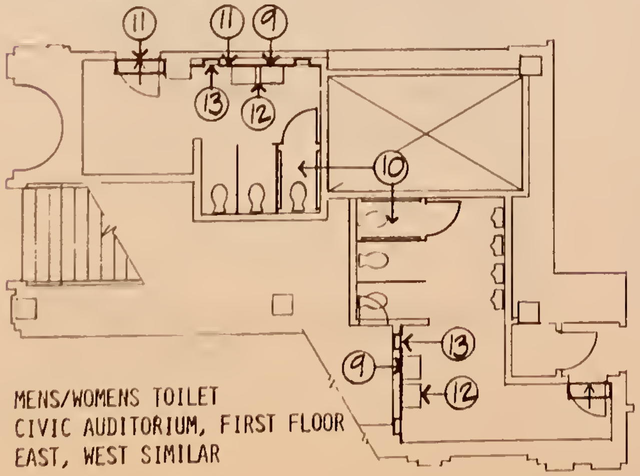
6 REHANG EXISTING TOILETS, URINALS IN THEIR ORIGINAL LOCATIONS.

7 REMOUNT EXISTING LAVATORIES IN NEW POSITIONS AS SHOWN AND AT HANDICAP HEIGHT.

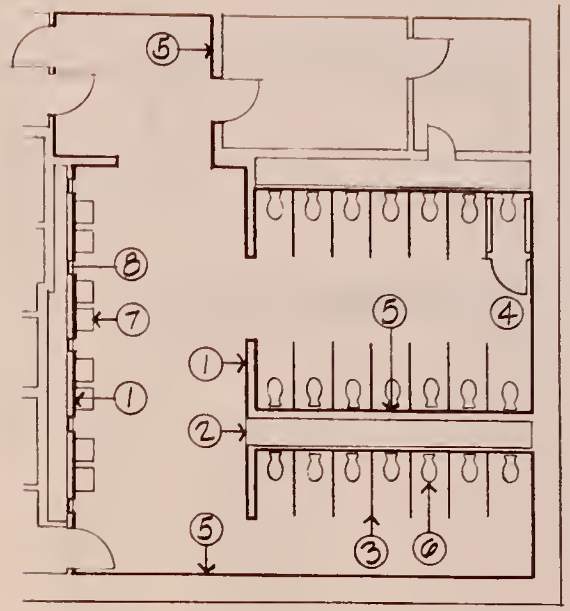
8 PROVIDE NEW ACCESSORIES, RECESSED MOUNTED STAINLESS STEEL:
  - PAPER TOWEL DISPENSERS AND RECEPTACLES BETWEEN LAVATORIES.
  - MIRRORS WITH SHELVES OVER LAVATORIES AND POWDER ROOMS.



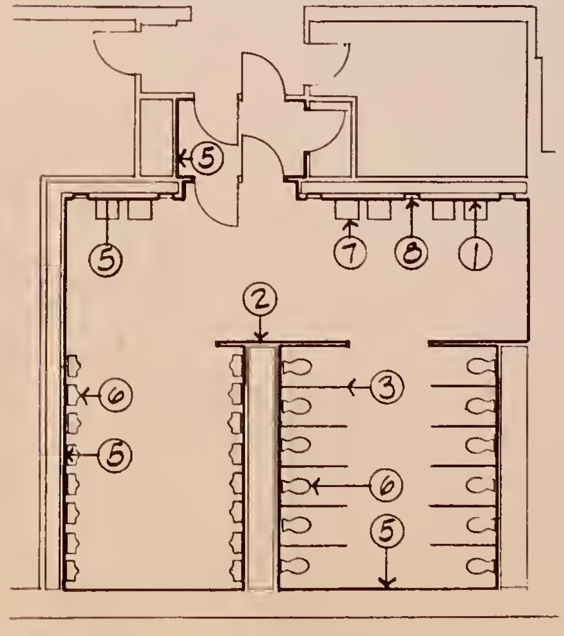
MENS/WOMENS TOILET
CIVIC AUDITORIUM BASEMENT



MENS/WOMENS TOILET
CIVIC AUDITORIUM, FIRST FLOOR
EAST, WEST SIMILAR



WOMENS TOILET
BROOKS HALL EXHIBIT FLOOR



MENS TOILET
BROOKS HALL MEZZANINE

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BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF SAN FRANCISCO

BROOKS HALL / CIVIC AUDITORIUM
TOILET PLANS

MBT JOB NO.
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CIVIC AUDITORIUM TOILET ROOMS

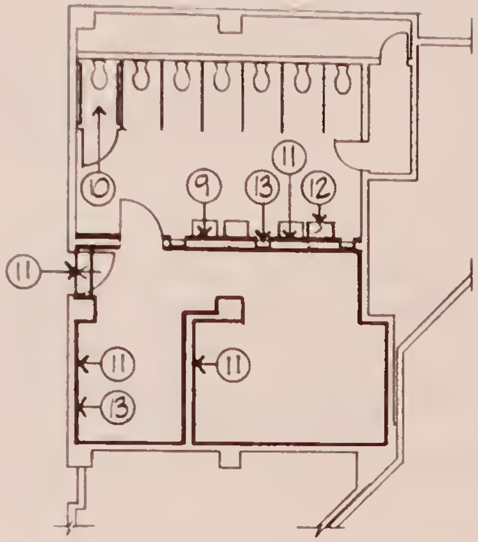
9 DEMOLISH EXISTING TILE FLOORING, BASE WALL TILE, AND TILE WALL BEHIND LAVATORIES. REMOVE AND SAVE LAVATORIES. THE REMAINING WALLS, CEILING, AND FIXTURES ARE TO REMAIN. REBUILD WALL BEHIND THE LAVATORIES AS SHOWN.

10 CONSTRUCT ONE HANDICAP STALL IN EACH TOILET ROOM NOTED BY MOVING ONE TOILET PARTITION AND PROVIDING A NEW OUT-SWING DOOR OF REQUIRED WIDTH AND GRAB BARS.

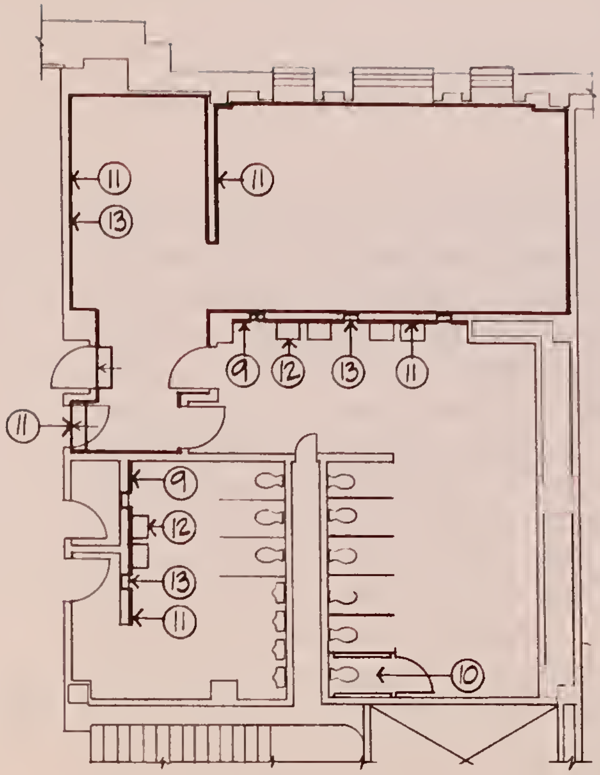
11 PROVIDE NEW FINISHES:
    FLOORS AND BASE - CERAMIC TILE-RAMP AT ENTRY DOORS 1:12.
    WALL BEHIND LAVATORIES - CERAMIC TILE.
    CEILING - REPAINT.
    WALLS AND CEILINGS OF LOUNGES AND ENTRY VESTIBULES REPAINT.
  MECHANICAL - NO CHANGE
  LIGHTING - NO CHANGE

12 SEE 7 - SHEET C-12

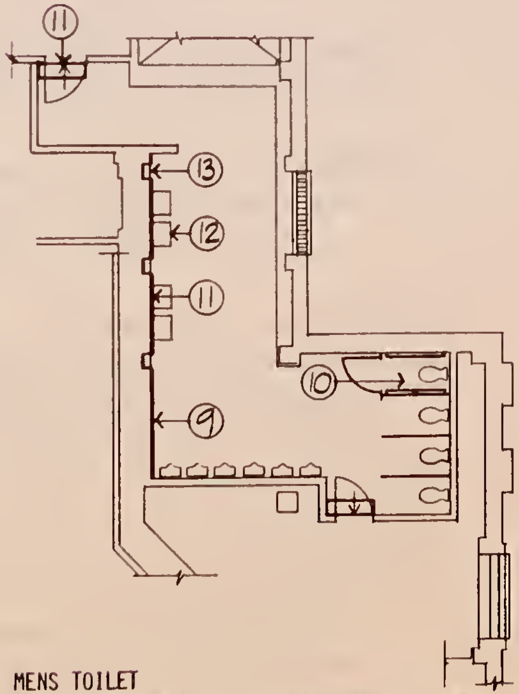
13 SEE 8 - SHEET C-12



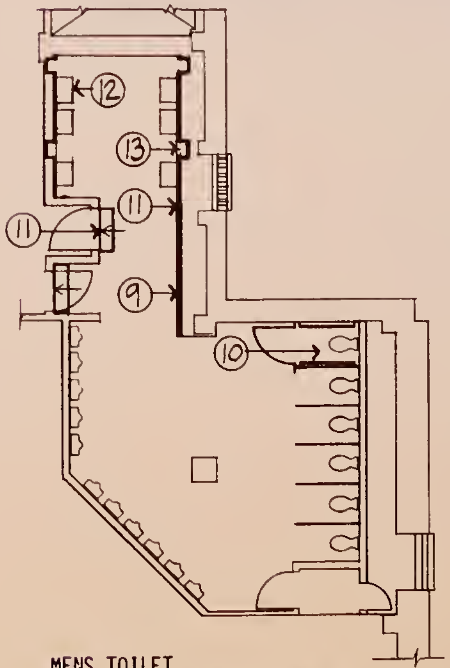
WOMENS TOILET
CIVIC AUDITORIUM THIRD AND FOURTH FLOORS
EAST, WEST SIMILAR



MENS/WOMENS TOILET
CIVIC AUDITORIUM, SECOND FLOOR
EAST, WEST SIMILAR



MENS TOILET
CIVIC AUDITORIUM, THIRD AND FOURTH FLOORS
EAST, WEST SIMILAR



MENS TOILET
CIVIC AUDITORIUM, SECOND FLOOR
EAST, WEST SIMILAR

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BROOKS HALL/
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CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
TOILET PLANS

MBT JOB NO.
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15DEC76

C15

OUTLINE SPECIFICATIONS:

Brooks Hall/Civic Auditorium Toilets

A. Demolition:

Remove existing tile walls and flooring, toilet partitions, urinal screens, lavatories, toilet accessories and toilet seats including all unnecessary appurtenance contained therein for each item. The extent of removal work for each toilet is indicated on Drawings.

B. New Work:

1. Walls: Metal stud with lath and cement plaster, fire rated construction.
2. Ceiling Finish: 2 coats alkyd enamel paint over existing ceiling.
3. Wall Finish: Ceramic tiles dry set over cement plaster with black color latex grout.
4. Floor Finish: Ceramic tiles on mortar setting bed over elastomeric waterproofing, black color latex grout, coved base.
5. Toilet Partitions: Porcelain enameled steel with stainless steel accessories, ceiling hung and wall mounted type; for the marble partitions in toilets rooms of Civic Auditorium, provide new porcelain enameled steel pilaster and doors with stainless steel accessories.
6. Toilet Accessories: Recessed stainless steel paper towel dispenser/disposal units, recessed stainless steel feminine napkin dispenser and disposal units, lavatory mounted stainless steel soap dispenser, surface mounted mirror with stainless steel frame and integral shelf, surface mounted stainless steel toilet paper holder, molded solid plastic toilet seat cover, and stainless steel graph bars at toilet stalls designed for the physically handicapped.
7. Doors and Frames: 2 coat alkyd enamel over existing doors and frames.
8. Mechanical System: Existing to remain with new 2 coats of alkyd enamel paint finish for diffusers.
9. Fire Protection: Existing to remain.
10. Plumbing: Reuse the existing lavatories and fittings in different location from existing; remove and install existing water closets and urinals as required to accommodate new work.
11. Electrical: Existing to remain, except new recessed fluorescent fixtures at Brooks Hall toilet rooms.

SOLUTION EXPLANATION:

Brooks Hall/Civic Auditorium Toilets

Some of the proposals are unique to specific toilets.

Brooks Hall Toilets:

The existing floor and wall finish are inherently hard to maintain, and a minor refinishing will not change the situation significantly. Therefore, we propose complete demolition and reconstruction with non-porous, colorful ceramic tile on the floors and walls. These tiles will appear clean, unlike the existing finishes, with regular maintenance. The walls in Civic Auditorium toilets illustrate the success of this type of tile.

The new ceiling hung toilet partitions recommended will ease cleaning below the commodes and eliminate the potential for dirt build up around the foot of floor mounted partitions.

Civic Auditorium Toilets:

Unlike the Brooks Hall toilets, the walls and ceilings of the Civic Auditorium toilets are in good shape; and regrouting the wall corner cracks and repainting the ceiling will suffice.

On the other hand, the floor tile is uneven because it was originally mislaid and will be replaced.

Proposals Common to All Toilets:

The existing paper towel dispenser and receptical location, away from the lavatories, results in a constantly wet floor. The new location, adjacent to the lavatories, will confine the wet area. In all toilet rooms installation of the recessed towel dispenser/receptical and relocation of the lavatories requires the lavatory wall to be retiled, but affords the opportunity to add color and lessen the institutional look.

All toilets which are accessible will be renovated for the handicapped. This will require relocation of one toilet partition and a new door to make the stall regulation size. The existing lavatories will be reused and mounted with 2'-5 1/2" clearance below the apron and the trap turned parallel to the wall. The soap dispensers are lavatory mounted which allows the mirrors to be mounted low enough. The towel dispensers, now to the side of the lavatories, are accessible and can also be mounted low enough.

Making the toilet rooms accessible to the handicapped solves the major Building Code question.

CONSTRUCTION SCHEDULE:

Brooks Hall/Civic Auditorium Toilets

Brooks Hall Work:

Work should proceed normally without time interruptions because the crowds can be diverted into the large toilet rooms in the basement of Civic Auditorium.

Civic Auditorium Work:

The basement toilet room work should not coincide with Brooks Hall toilet room work.

To maintain accessibility while the building continues to function, toilet rooms should be renovated in sequence and not all at the same time. If the renovation work described in other sections proceeds, we recommend coordinating it with the toilet room work. Again, work should be limited to one floor or one side of the Arena at a time.

Base Schedule:

Demolition, reconstruction, finishes, mechanical, electrical, plumbing and accessories.

Brooks Hall Men and Women	2 months
Civic Auditorium	4 months

CONSTRUCTION ESTIMATE:

Brooks Hall/Civic Auditorium Toilets

Base Cost:

Demolition, reconstruction, finishes, mechanical, electrical, plumbing and accessories.

$285,480

Note: Detailed line item estimate follows.

CIVIC AUDITORIUM / BROOKS HALL
M. B. T.

12-76

C/#	TOILETS			1	2	3
4)	DEMOLITION					
	Tile floors	9,500 □'	0^{75}	7125 -		
	✓ walls	3100 ✓	✓	2325 -		
	Ceilings	1930 ✓	0^{40}	775 -		
	G.S.W. walls (Brooks)	1600 ✓	2^{25}	3600 -		
	C.T. on Conc. (Brooks)	1100 ✓	0^{75}	825 -		
	Toilet Ptns	33 ea	20^{-}	660 -		
	✓ ✓ Drs	88 ✓	10^{-}	880 -		
B)	NEW WORK					
1.)	Stud walls, cmt. plaster -	1600 □'	3^{-}	4800 -		
	lath, scratch & brown cot	3100 □'	1^{80}	5580 -		
	Suspended Ceilings	1930 -	1^{50}	2900 -		
2)	Two coats paint Ceilings	7570 □'	0^{40}	3030 -		
3)	Ceramic Tile walls	5800 □'	4^{-}	23200 -		
4)	Ceramic Tile floors	9500 □'	5^{50}	52250 -		
	add elastomeric	d.o.	0^{60}	5700 -		
5)	Toilet Ptns					
	struct. beam (Brooks)	2 ea		1800 -		
	new ptns	33 ✓	360	11880 -		
	- doors	88 }	210	18480 -		
	- pilasters	d.o. }				
	✓ handicap	20 ea	360	7200 -		
6.)	TOILET ACCESSORIES					
	PTD	42 ea	80^{-}	3360 -		
	D.U.	21 ✓	60^{-}	1260 -		
	S.N.D.	12 ✓	160^{-}	1920 -		
	✓ ✓ ✓	12 ✓	60^{-}	720 -		
	S.D.	84 ✓	20^{-}	1680 -		
	60×24 mirrors	42 ✓	90^{-}	3780 -		
	TPH	141 ✓	10^{-}	1410 -		
	Toilet seats	d.o.	50^{-}	7050 -		
	Grab bars	40 ea	30^{-}	1200 -		

VS

4803 - Buff
8803 - Green

CIVIC AUDITORIUM / BROOKS HALL
M B T

	C TOILETS	1	2	3
7)	Doors & frames paint 61ea 30-	1830 -		
8)	Paint diffusers 85ea 15-	1275 -		
10)	Plumbing			
	w/carries new lavatories 80@300	24000 -		
	handicap toilets 20 - 330	6600 -		
11)	ELECTRICAL			
	fixtures Brooks Hall 12@80	960 -		
			210055 -	
	8% CONTRACTOR JOB COST		16800 -	
			226855 -	
	10% CONTRACTOR OH & P		22685 -	
			249540 -	
	1% BOND & INS		2500 -	
			252040 -	
	10% CONTINGENCY		25200 -	
			277240 -	

4803 · Buff
8803 · Green

D BROOKS HALL/CIVIC AUDITORIUM STAIRS AND HALLWAYS:

Contract Statement: "Study renovation of floor and wall finishes."

Problem:

Civic Auditorium Public Hallways: At the Main Floor, the terrazzo flooring is cracked in numerous places. The cracks may be caused by structural movement or expansion and contraction of the flooring system. At the upper floor levels, the resilient flooring and base in the hallways are worn, unattractive and need repair in some areas. The walls and ceilings need refinishing. The East and West corridors at the Third and Fourth Floors, in the present conditions, will be a poor contrast to renovated meeting rooms. At the basement, the floor has been left unfinished, walls need repainting and the suspended acoustical ceiling is stained, broken and tiles don't match. At the entry ramp and escalator to Brooks Hall from Civic Auditorium, the floor is unfinished, the escalator enclosure glass is mismatched, and the suspended ceiling is an extension of the poor ceiling in the basement.

Civic Auditorium Interior Public Stairs: The concrete treads and landings are stained, dirty, uneven and cracked. These concrete surfaces are difficult to clean because they are rough and porous. The paint finish on the metal railing and base are abraded and chipped. The walls and ceiling need refinishing.

Areas Within the Scope of Renovation:

Brooks Hall Staris: Two stairs at Polk Street side, one stair at Larkin Street side, and one at Grove Street.

Civic Auditorium Public Hallways:
- Basement: North Corridor and Ramp to Brooks
- Main Floor: Main Corridor, Larkin Corridor and Polk Corridor
- Second Floor: North Corridor, East Corridor and West Corridor
- Third Floor: North Corridor, East Corridor, West Corridor, East Elevator Lobby and West Elevator Lobby.
- Fourth Floor: North Corridor, East Corridor, West Corridor, East Elevator Lobby, and West Elevator Lobby.

Civic Auditorium Public Stairs:
- Basement: Two stairs on North Corridor to Main Floor.
- Main Floor: Six stairs on Main Corridor, four stairs on Larkin Corridor, and four stairs on Polk Corridor to Second Floor.
- Second Floor: Two stairs on North Corridor, two stairs on East Corridor and two stairs on West Corridor to Third Floor.
- Third Floor: One stair each on East Elevator Lobby, West Elevator Lobby, East Corridor and West Corridor to Fourth Floor.

Areas Not Within the Scope of Renovation:

- Brooks Hall Stairs: The work does not include that portion of stairs leading to or beyond the exit doors.

- Civic Auditorium Hallways: The work does not include the South and West Service

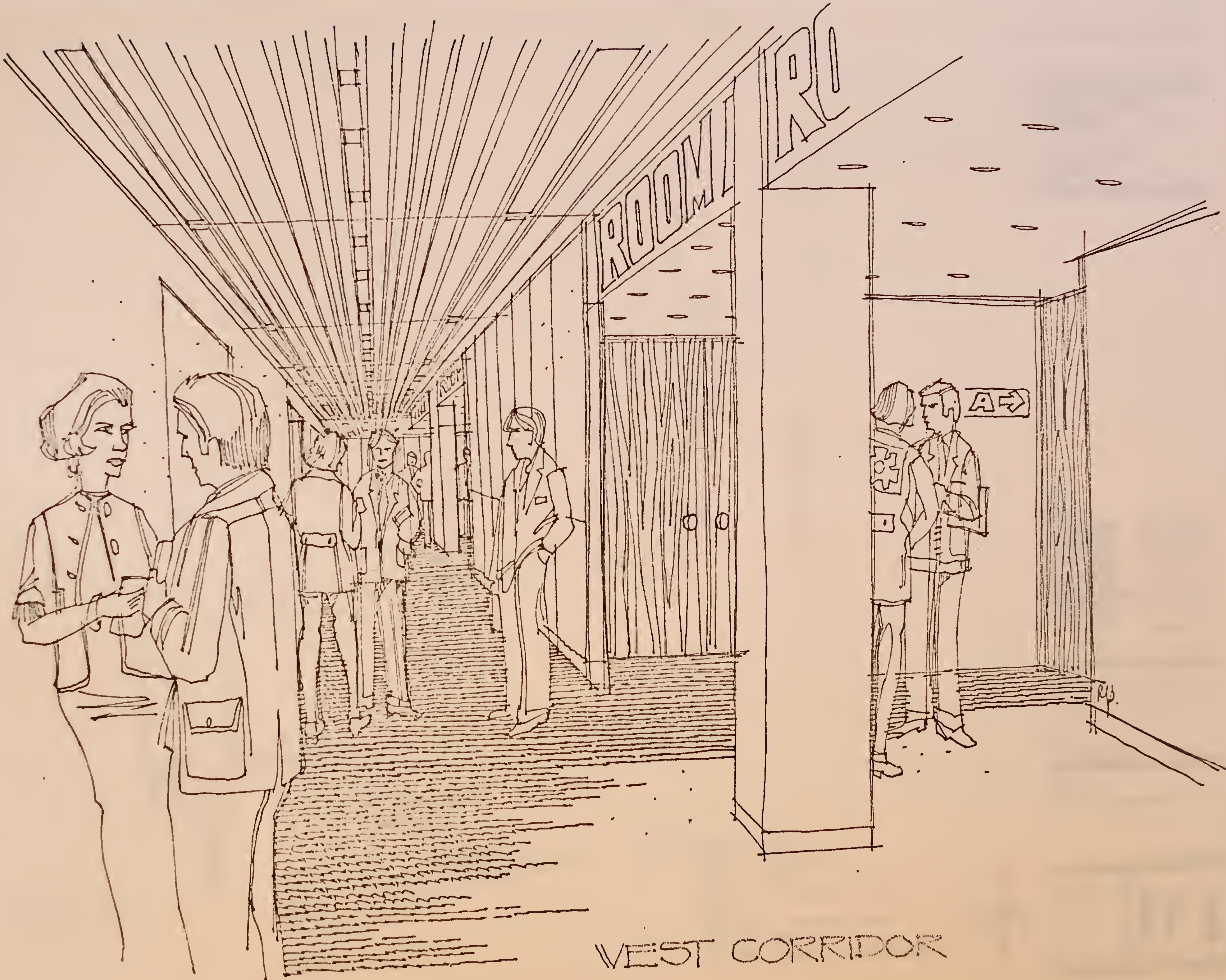
Corridor, the two Service Lobbies at the North Corridor of the Basement, the Service Lobby at the south end of Larkin and the Polk Corridor in the Main Floor.

- Civic Auditorium Public Stairs: The work does not include any exterior stairs. Also, the work does not include any interior utility stairs.

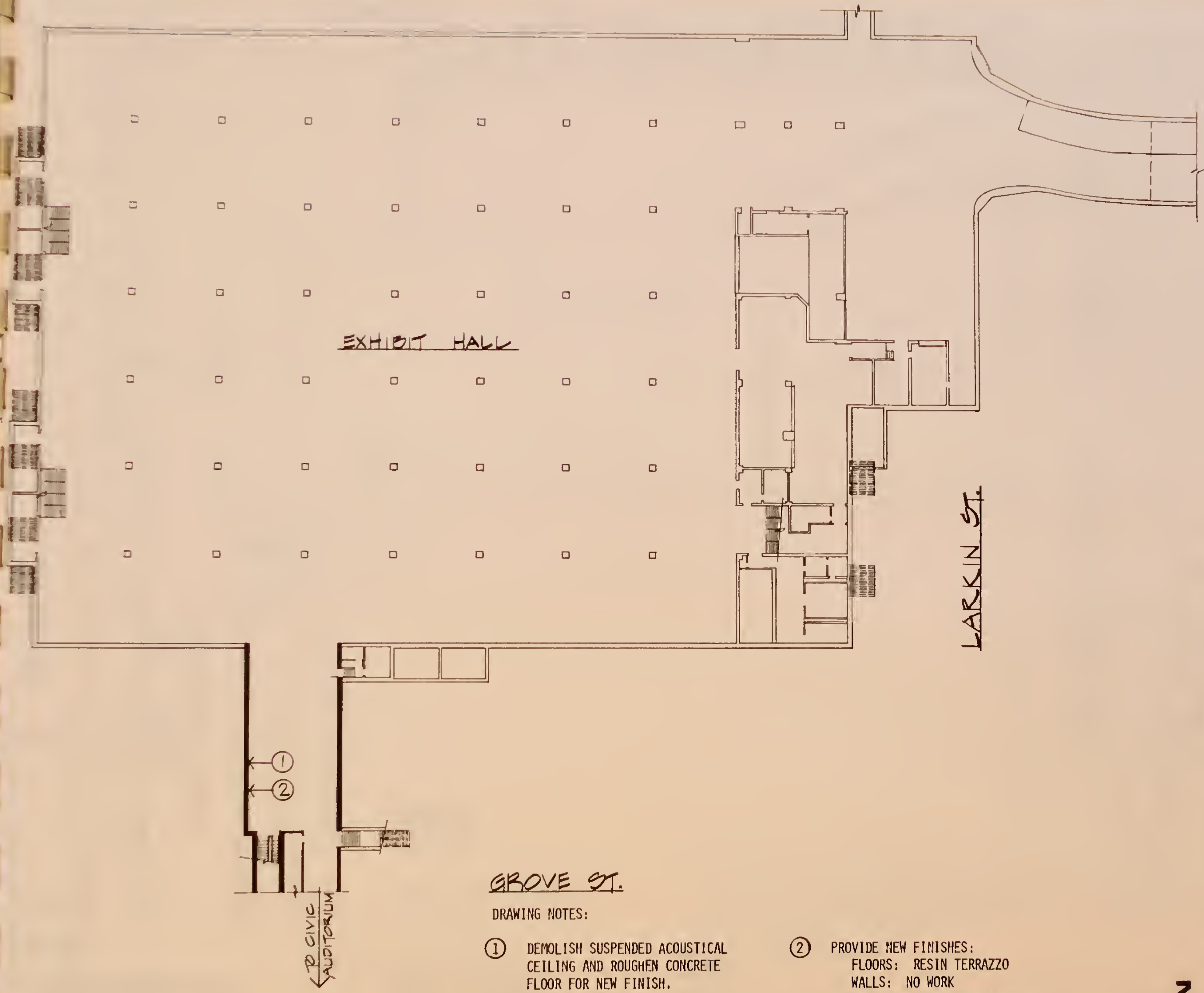
Before Photograph - Civic Auditorium Stairs

Before Photograph - 1st Floor Hallway

Before Photograph - Civic Auditorium 3rd and 4th Floor Hallway



VEST CORRIDOR



DRAWING NOTES:

① DEMOLISH SUSPENDED ACOUSTICAL CEILING AND ROUGHEN CONCRETE FLOOR FOR NEW FINISH.

② PROVIDE NEW FINISHES:
FLOORS: RESIN TERRAZZO
WALLS: NO WORK
CEILING: SUSPENDED METAL STRIP, PAINTED.
MECHANICAL: INTEGRATE EXISTING WITH METAL STRIP.
LIGHTING: INTEGRATED STRIP FLUORESCENT

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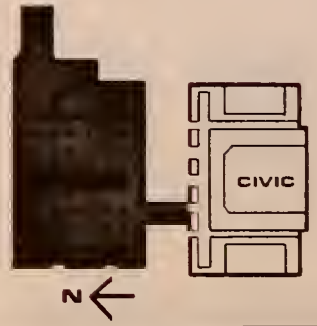

BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY
CITY AND COUNTY OF
SAN FRANCISCO

BROOKS HALL
STAIRS AND HALLWAYS

MBT JOB NO.
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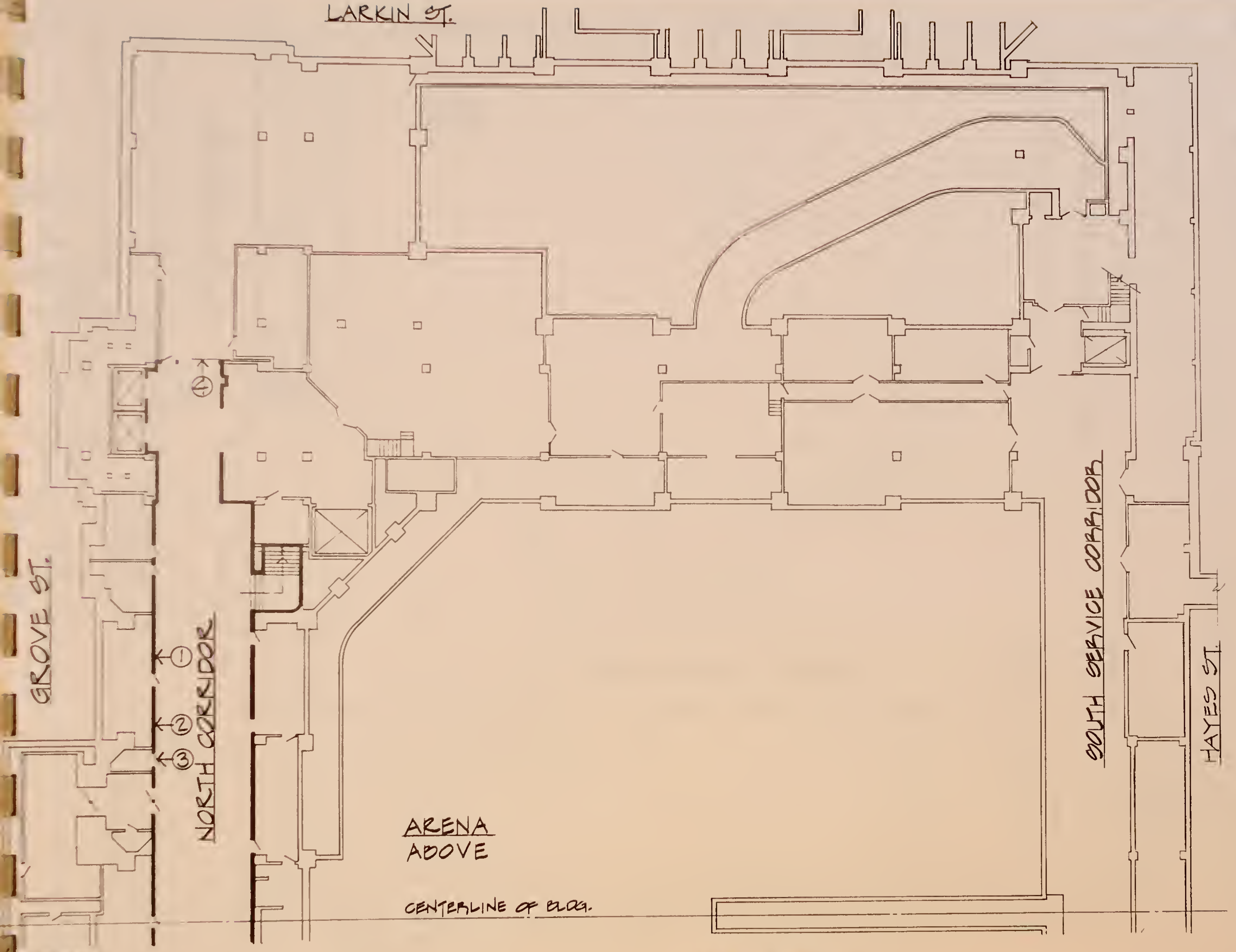
DATE
15 DEC 76

D1



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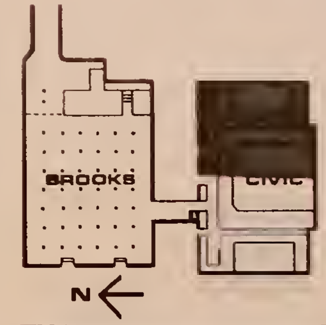

BROOKS HALL/
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RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
BASEMENT
STAIRS AND HALLWAYS

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7563
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DATE
15 DEC 76

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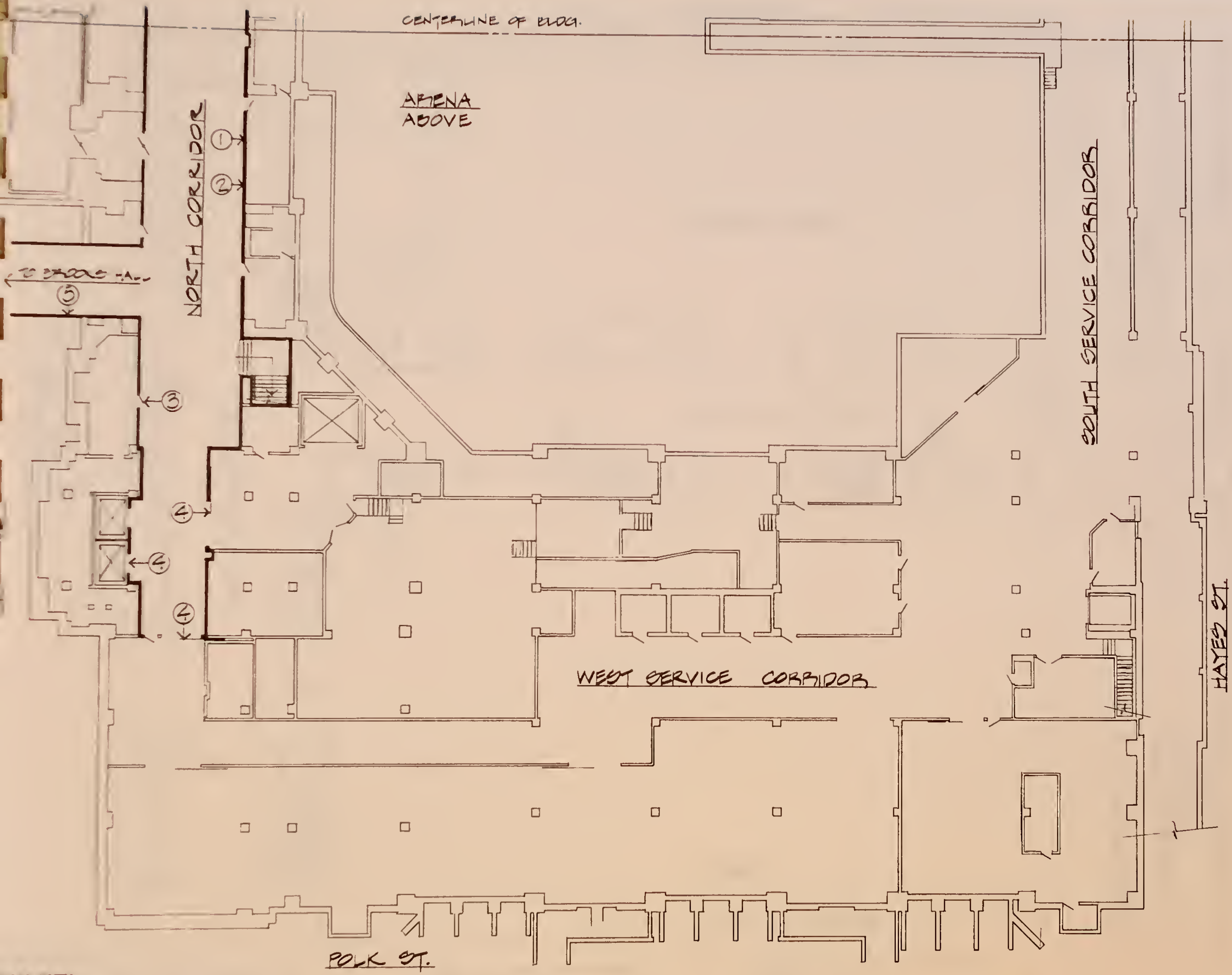
AWING NOTES:

① DEMOLISH SUSPENDED ACOUSTICAL CEILING AND ROUGHEN CONCRETE FLOOR FOR NEW FINISH. REMOVE DOORS.

② PROVIDE NEW FINISHES:
- FLOOR - RESIN TERRAZZO
- WALLS - VINYL COVERING
- CEILING - SUSPENDED METAL STRIP, PAINTED
- MECHANICAL - INTEGRATE EXISTING WITH METAL STRIP
- LIGHTING - INTEGRATED STRIP FLUORESCENT.

③ PROVIDE NEW HOLLOW METAL DOORS.

④ REPAINT EXISTING ROLLING DOORS AND ELEVATOR DOORS.



WING NOTES:

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CEILING - SUSPENDED METAL STRIP, PAINTED
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LIGHTING - INTEGRATED STRIP FLUORESCENT.

③ PROVIDE NEW HOLLOW METAL DOORS.

④ REPAINT EXISTING ROLLING DOORS AND ELEVATOR DOORS.

5 SEE SHEET D-1.

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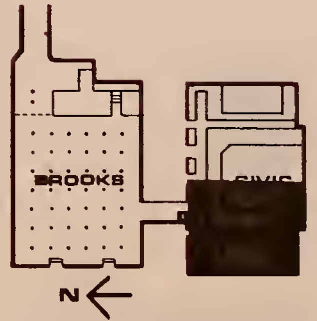

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RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
BASEMENT
STAIRS AND HALLWAYS

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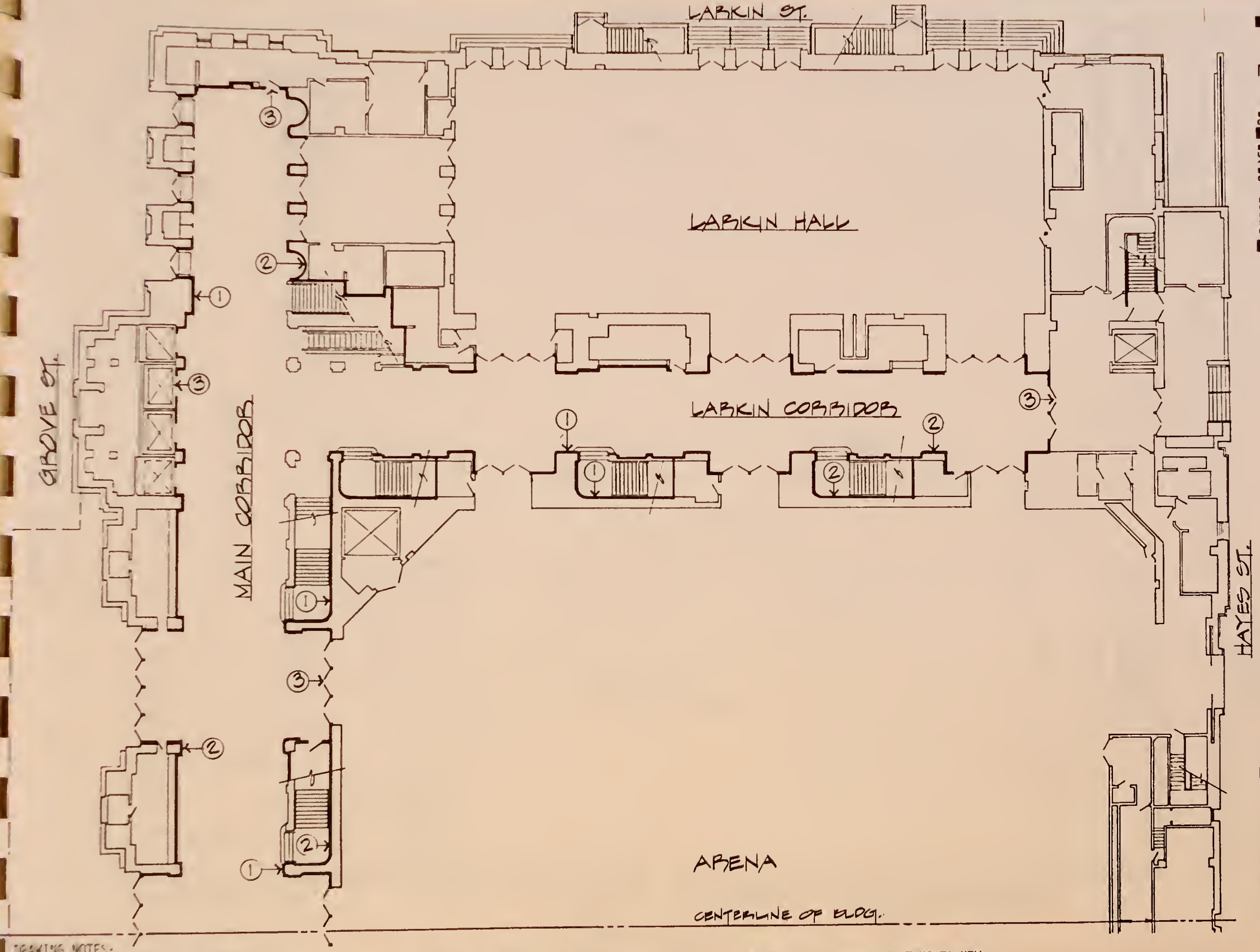

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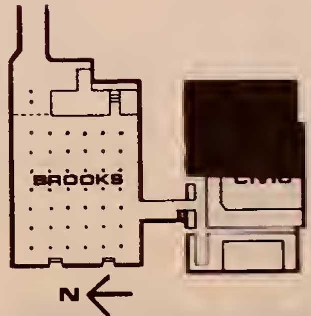

BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF SAN FRANCISCO

CIVIC AUDITORIUM
MAIN FLOOR
STAIRS AND HALLWAYS

DRAWING NOTES:

① STAIRS: DEMOLISH WOOD HANDRAILS AND TERRAZZO TREADS AT LANDING.
HALLWAYS: DEMOLISH EXISTING TERRAZZO FLOORING AND SUSPENDED PLASTER CEILING. REMOVE AND SAVE EXISTING CHANDELIERS.

② PROVIDE NEW FINISHES:
STAIRS: TREADS AND LANDINGS - RESIN TERRAZZO TILES WITH CAST IRON NOSINGS.
WALLS - REPAINT, NEW HANDRAILS.
CEILING - REPAINT.
MECHANICAL/ELECTRICAL: EXISTING
HALLWAYS: FLOOR - CEMENT TERRAZZO IN AN ALUMINUM GRID ON A SAND BED.
WALLS - PAINT, MULTIPLE COLORS.
CEILING - REPLASTER TO MATCH ORIGINAL CEILING FORM, PAINT.
MECHANICAL: ADAPT EXISTING TO NEW PLASTER CEILING.
LIGHTING: REHANG EXISTING CHANDELIERS, PROVIDE NEW RECESSED INCANDESCENT FIXTURES
SPRINKLERS: RERUN THE MAIN ABOVE THE NEW CEILING AND REPOSITION THE HEADS.

③ REPAINT HOLLOW METAL DOORS AND FRAMES.

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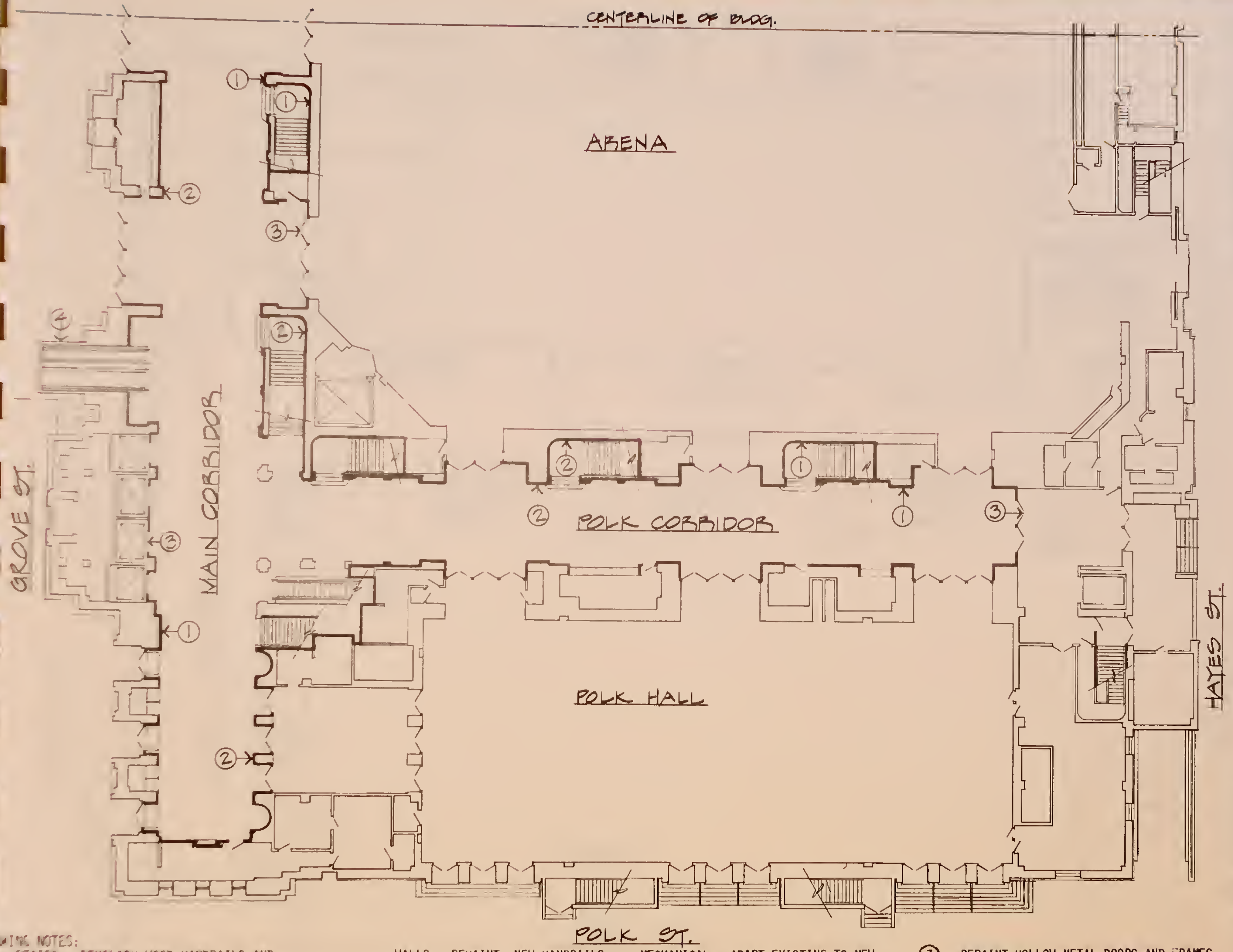

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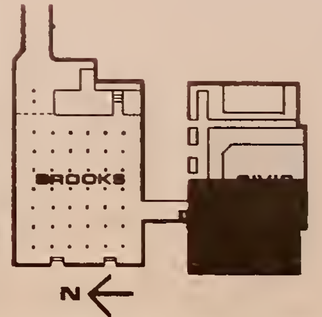

BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF SAN FRANCISCO

CIVIC AUDITORIUM
MAIN FLOOR
STAIRS AND HALLWAYS

WING NOTES:
STAIRS: DEMOLISH WOOD HANDRAILS AND TERRAZZO TREADS AT LANDING.
HALLWAYS: DEMOLISH EXISTING TERRAZZO FLOORING AND SUSPENDED PLASTER CEILING. REMOVE AND SAVE EXISTING CHANDELIERS.

PROVIDE NEW FINISHES:
STAIRS: TREADS AND LANDINGS - RESIN TERRAZZO TILES WITH CAST IRON NOSINGS.
WALLS - REPAINT, NEW HANDRAILS.
CEILING - REPAINT
MECHANICAL/ELECTRICAL: EXISTING
HALLWAYS: FLOOR - CEMENT TERRAZZO IN AN ALUMINUM GRID ON A SAND BED.
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MECHANICAL: ADAPT EXISTING TO NEW PLASTER CEILING.
LIGHTING: REHANG EXISTING CHANDELIERS, PROVIDE NEW RECESSED INCANDESCENT FIXTURES.
SPRINKLERS: RERUN THE MAIN ABOVE THE NEW CEILING AND REPOSITION THE HEADS.

③ REPAINT HOLLOW METAL DOORS AND FRAMES.

④ REPLACE MISMATCHED GLASS TO ALL CLEAR GLASS IN ESCALATOR HOUSING.

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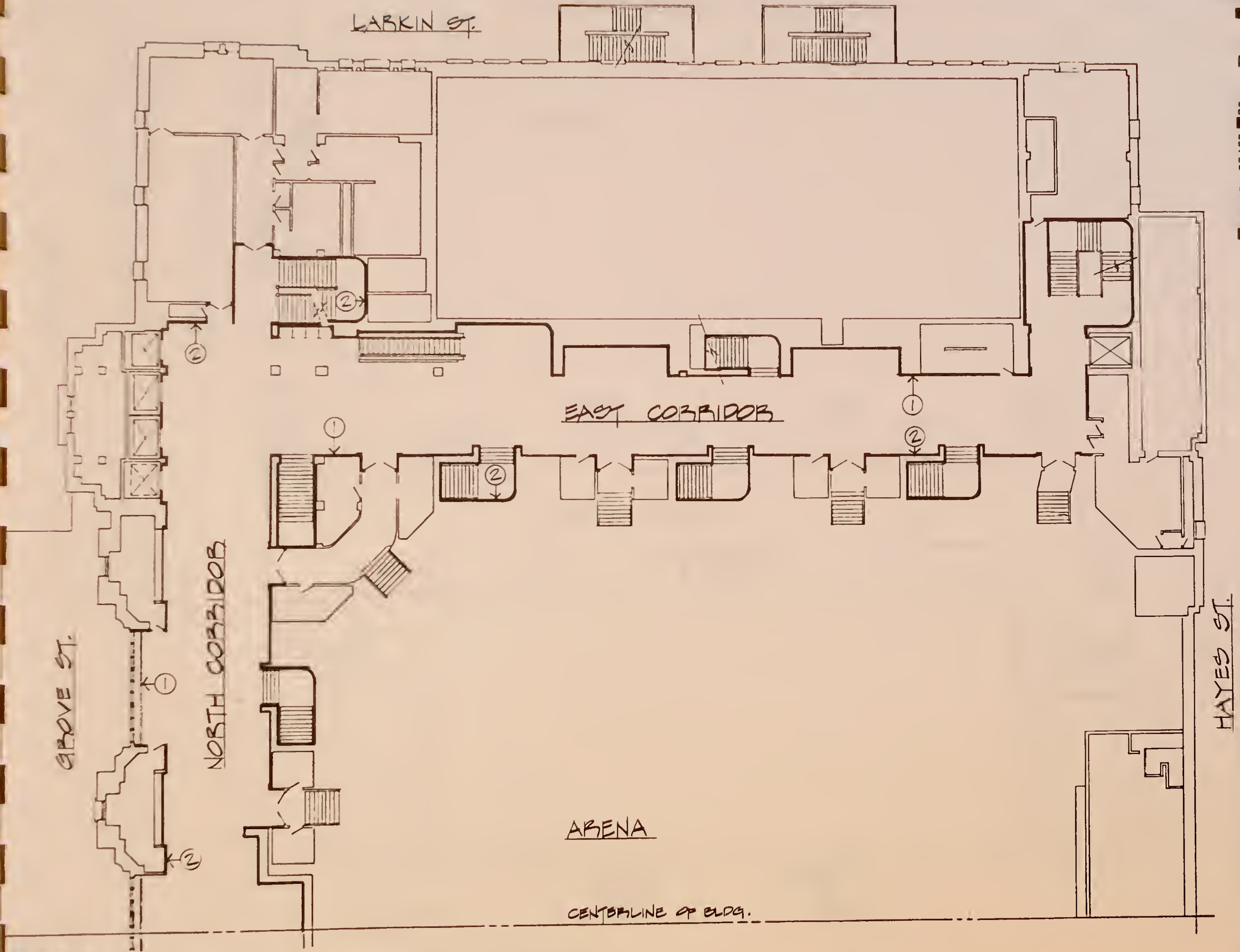

DRAWING NOTES:

① DEMOLISH RESILIENT AND ROUGHEN CONCRETE SLAB.

② PROVIDE NEW FINISHES:
STAIRS: TREADS - RESIN TERRAZZO
TILE WITH CAST IRON
NOSING.
WALL & CEILING - REPAINT.

HALLWAYS: FLOORS - RESIN TERRAZZO
WALLS AND CEILING - REPAINT
EXISTING SURFACES.
MECHANICAL: NO WORK
LIGHTING: NO WORK
SPRINKLERS: NO WORK

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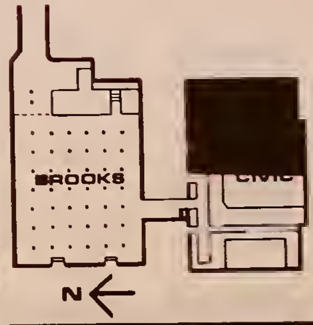

BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF SAN FRANCISCO

CIVIC AUDITORIUM
SECOND FLOOR
STAIRS AND HALLWAYS

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DATE 5 DEC 76

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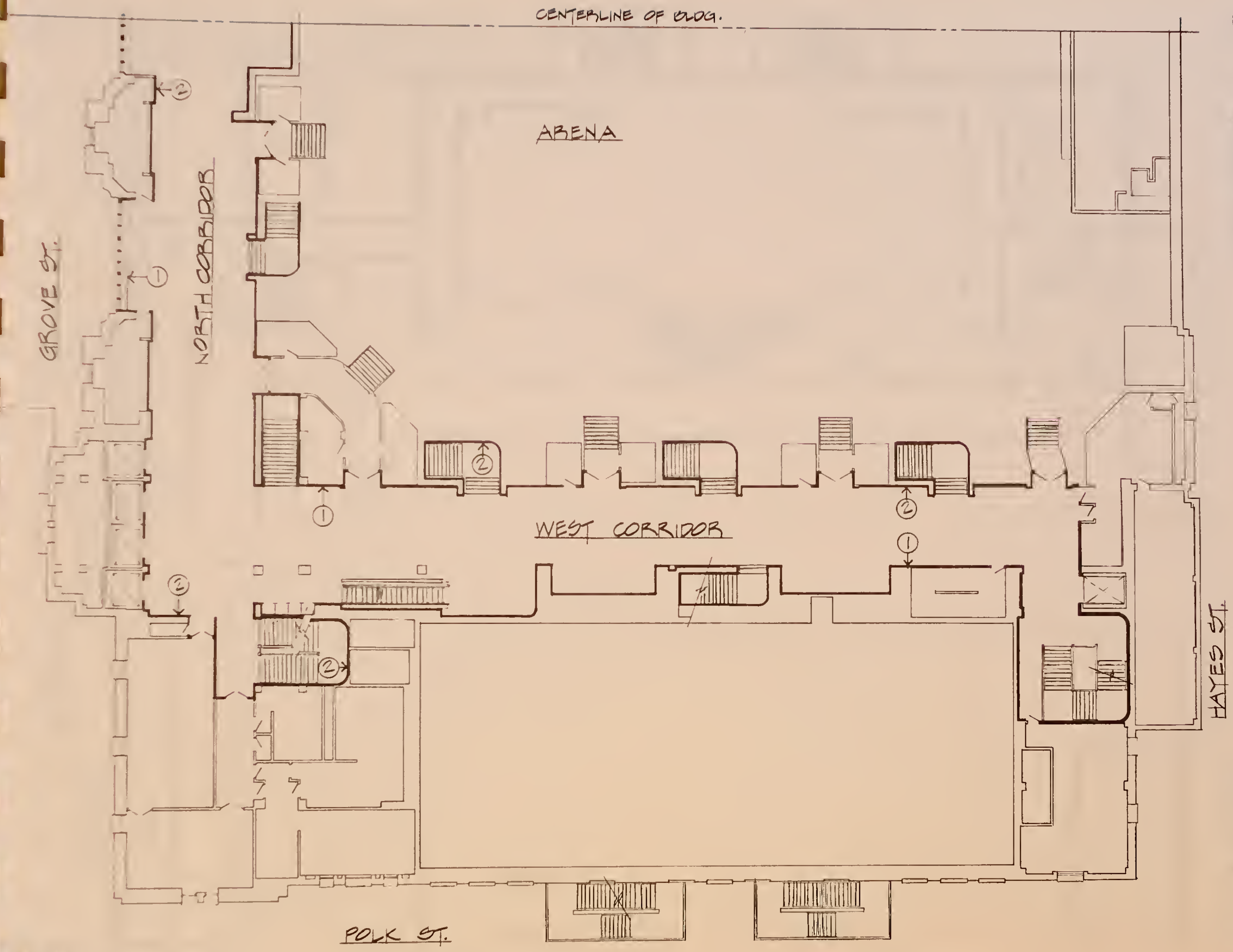

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WALL & CEILING - REPAINT.

HALLWAYS: FLOORS - RESIN TERRAZZO
WALLS AND CEILING - REPAINT
EXISTING SURFACES.
MECHANICAL: NO WORK
LIGHTING: NO WORK
SPRINKLERS: NO WORK

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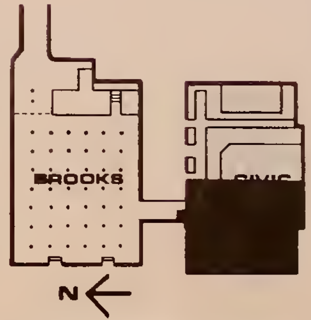

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RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
SECOND FLOOR
STAIRS AND HALLWAYS

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S.T.
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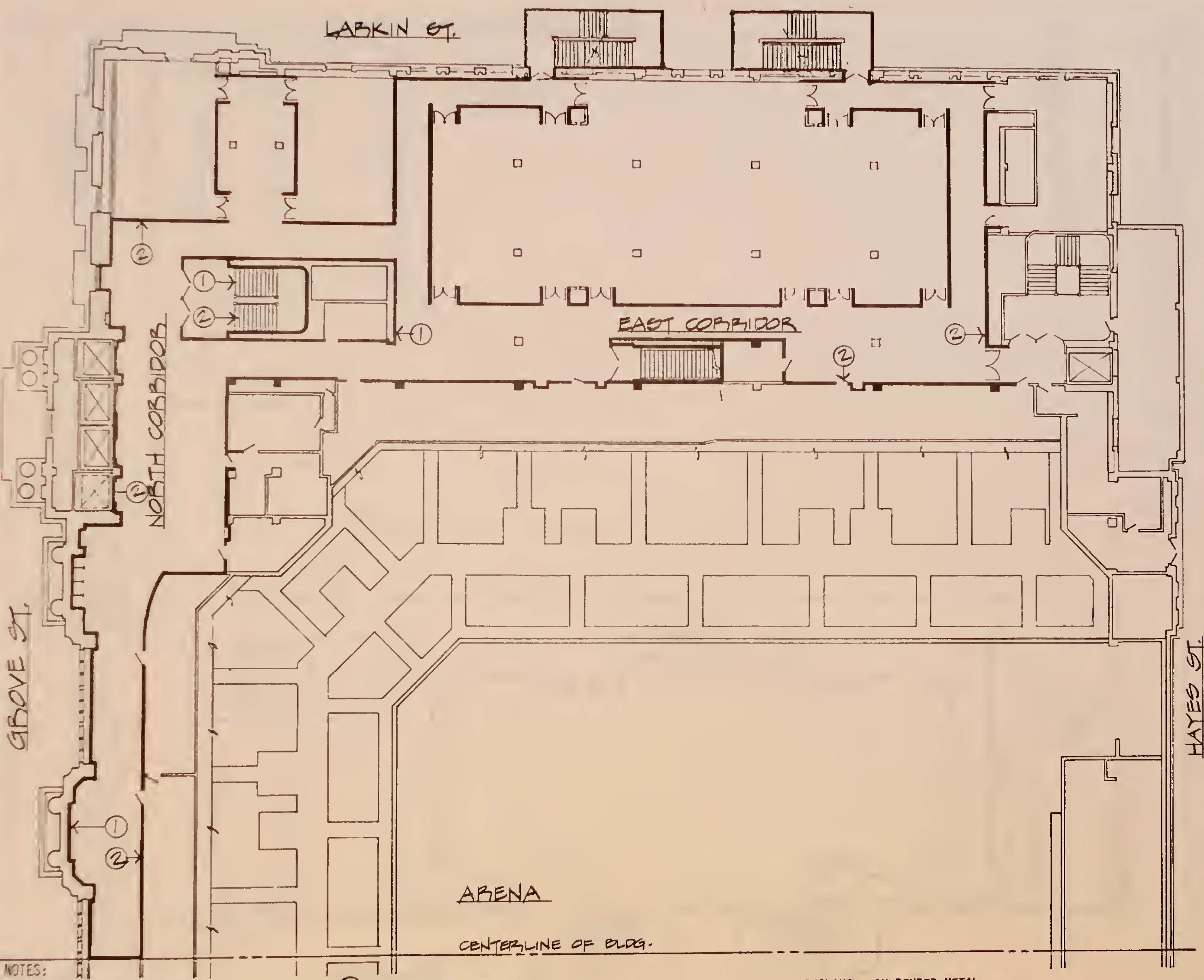

AWING NOTES:

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② PROVIDE NEW FINISHES:
STAIRS: TREADS - RESIN TERRAZZO TILES WITH CAST IRON NOSINGS.
WALLS AND CEILING - REPAINT AND PROVIDE NEW METAL HANDRAILS.
HALLWAYS: FLOORS - CARPET
WALLS - VINYL ON ALL WALLS EXCEPT PAINT ON ARENA PERIMETER WALLS.
CEILING - SUSPENDED METAL STRIP, PAINTED.
HOLLOW METAL DOORS - REPAINT.
MECHANICAL: INTEGRATE WITH METAL STRIP CEILING.
ELECTRICAL: NEW FLUORESCENT FIXTURES INTEGRATED WITH METAL STRIP CEILING.
SPRINKLERS: ADAPT EXISTING TO METAL STRIP CEILING.

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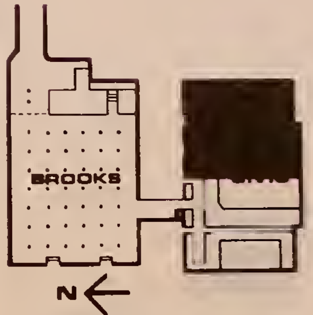

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STUDY

CITY AND COUNTY OF
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CIVIC AUDITORIUM
THIRD FLOOR
STAIRS AND HALLWAYS

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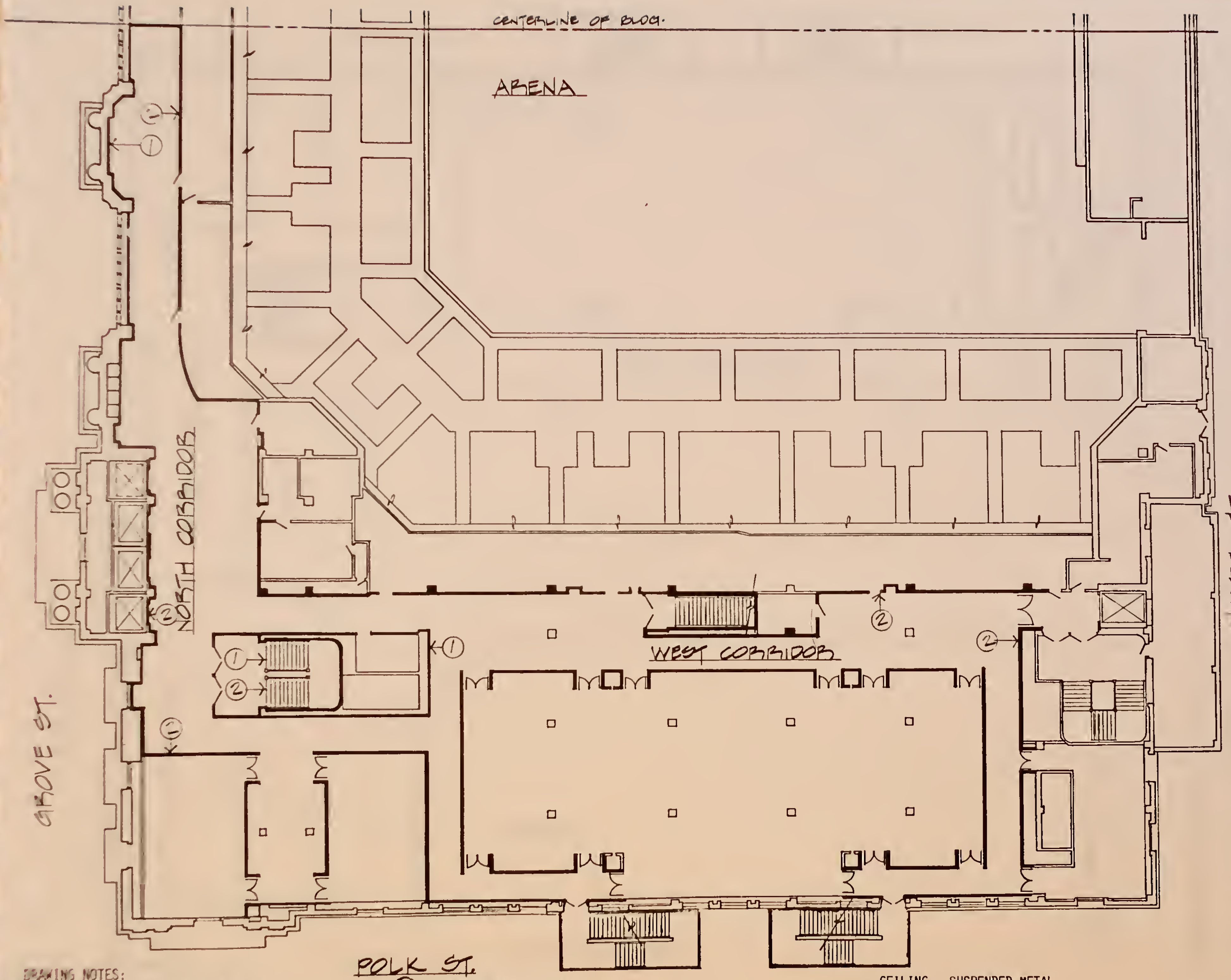

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HALLWAYS: FLOORS - CARPET
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CEILING - SUSPENDED METAL STRIP, PAINTED.
HOLLOW METAL DOORS - REPAINT.

MECHANICAL: INTEGRATE WITH METAL STRIP CEILING.

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SPRINKLERS: ADAPT EXISTING TO METAL STRIP CEILING.

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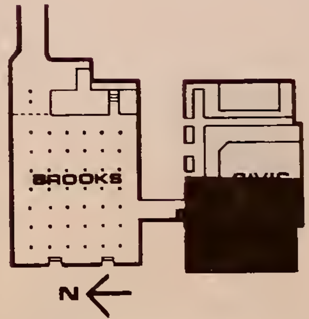

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CITY AND COUNTY OF SAN FRANCISCO

CIVIC AUDITORIUM
THIRD FLOOR
STAIRS AND HALLWAYS

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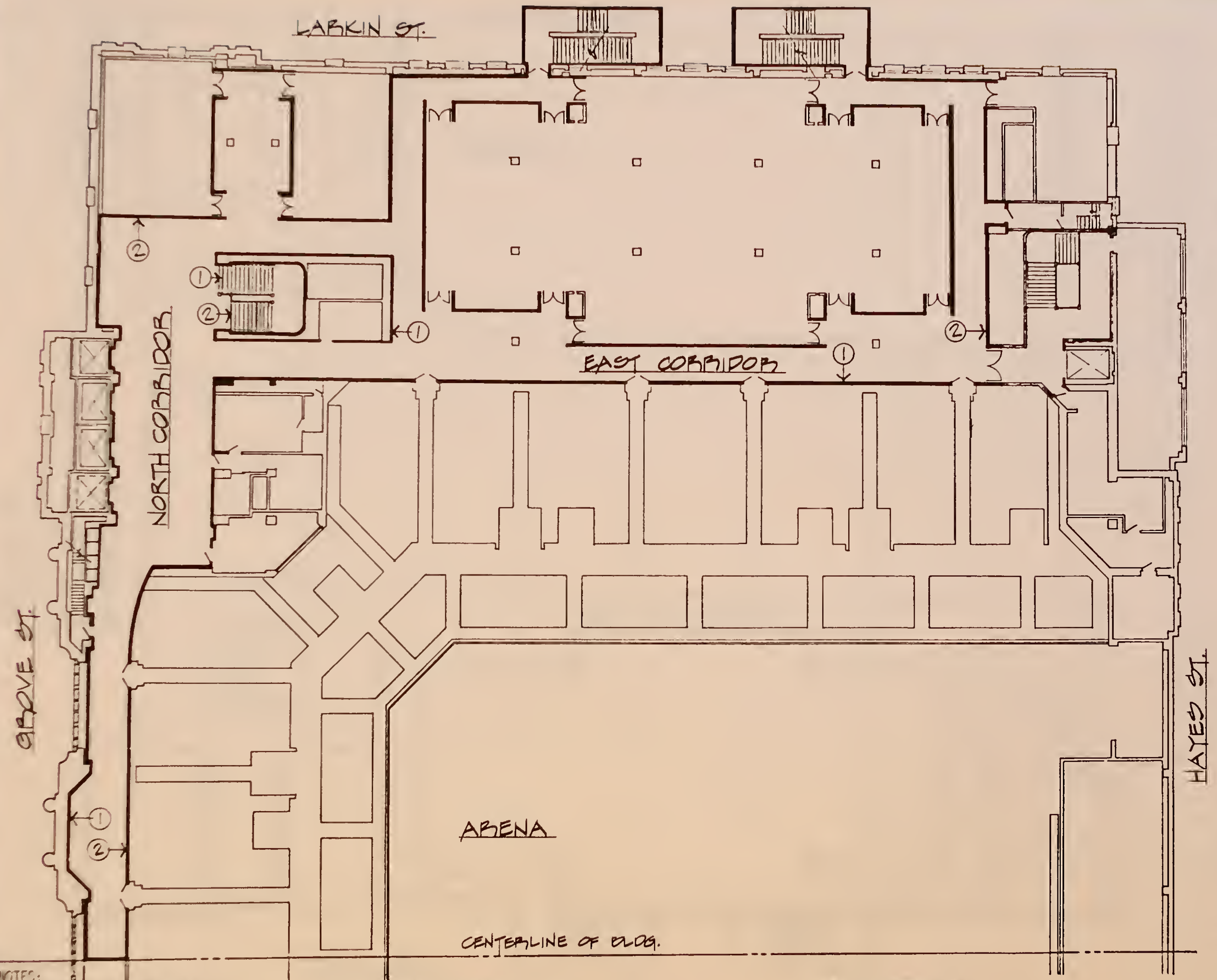

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HALLWAYS: FLOORS - CARPET
WALLS - VINYL ON ALL WALLS EXCEPT PAINT ON ARENA PERIMETER WALLS.
CEILING - SUSPENDED METAL STRIP, PAINTED.
HOLLOW METAL DOORS - REPAINT

MECHANICAL: INTEGRATE WITH METAL STRIP CEILING.

ELECTRICAL: NEW FLUORESCENT FIXTURES INTEGRATED WITH METAL STRIP CEILING.

SPRINKLERS: ADAPT EXISTING TO METAL STRIP CEILING.

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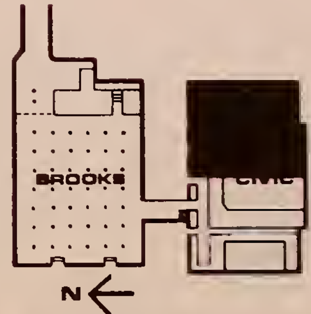

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CIVIC AUDITORIUM
FOURTH FLOOR
STAIRS AND HALLWAYS

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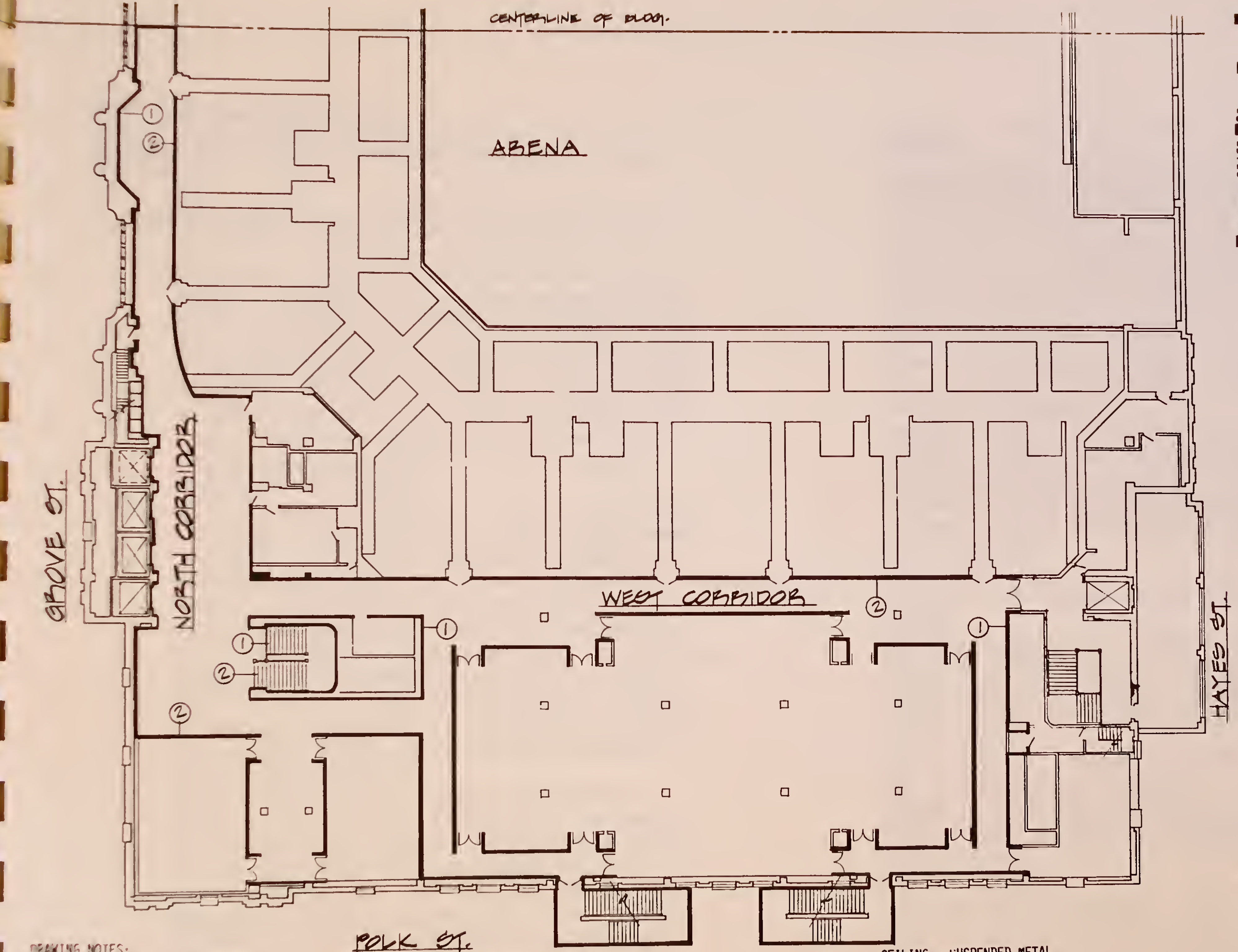

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WALLS AND CEILING - REPAINT AND PROVIDE NEW METAL HANDRAILS.

HALLWAYS: FLOORS - CARPET
WALLS - VINYL ON ALL WALLS EXCEPT PAINT ON ARENA PERIMETER WALLS.
CEILING - SUSPENDED METAL STRIP, PAINTED.
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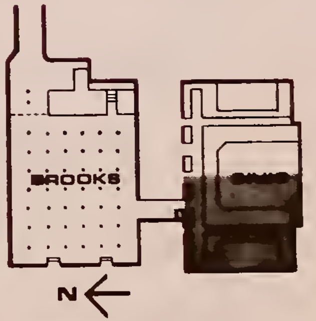

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SAN FRANCISCO

CIVIC AUDITORIUM
FOURTH FLOOR
STAIRS AND HALLWAYS

MBT JOB NO.
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DATE
15 DEC. 76

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OUTLINE SPECIFICATION:

Brooks Hall/Civic Auditorium Stairs and Hallways

A. Demolition and Substrate Preparation:

1. Stairs: Remove existing wood handrails. Remove all loose concrete on stair treads and landing; patch, fill and grind to level and sandblast clean existing concrete treads and landings.
2. Basement Hallway: Roughen and clean existing concrete floor by sandblasting; remove existing resilient base, light fixture diffusers and lay-in acoustical panels.
3. Main Floor Hallways: Remove existing terrazzo flooring and mortar bed completely to expose concrete subfloor. Remove existing suspended plaster soffit completely and portion of original building ceiling including all unnecessary appurtenance contained therein to accommodate the new work.
4. Second Floor Public Hallways: Remove existing resilient flooring and base; clean and roughen concrete subfloor by sandblasting.
5. Third and Fourth Floor Hallways: Remove all resilient base. Inspect all resilient tiles; remove all loose tiles and replace with new tile of same thickness. Clean and roughen all existing tile surfact with floor sander. Remove suspended acoustic ceiling tiles and grid.

B. New Work:

1. Ceiling Finishes:
   Stairs: 2 coats latex flat enamel paint.
   Basement and Brooks Hall Entry Ramp: Provide new suspended metal strip ceiling in baked enamel finish with acoustical insulation above.
   Main Floor: Metal lath and 3-coat gypsum plaster for repair of ceiling; provide smooth finish, curvature and limited plaster molding to match original building ceiling. Provide 3 coats latex flat enamel finish for entire ceiling.
   Second Floor: 2 coats latex flat enamel finish for existing ceiling.
   Third and Fourth Floor: Provide new suspended metal strip ceiling in baked enamel finish with acoustical insulation above.
2. Wall Finishes:
   Stairs: 2 coats latex flat enamel paint.
   Basement Only (no work in Brooks entry ramp): Vinyl wallcovering.
   Escalator Enclosure: Replace obscure glass with clear wire glass to match existing.
   Main Floor: 2 coats latex flat enamel paint, multiple colors.
   Second, Third and Fourth Floors: Vinyl wallcovering. 2 coats latex flat enamel on arena wall.
3. Floor Finishes:
   Stairs and Landings: Cast iron with abrasive grit stair nosing strip; resin terrazzo tiles on tread, riser and landing adhesive applied; polyurethane sealant joint filler.

Basement: Resin terrazzo flooring with aluminum divider strips and 4" high integral coved base.
Main Floor: Cement terrazzo in aluminum grating over mortar bed and sand cushion; neoprene expansion joint filler; existing terrazzo base to remain.
Second Floor: Resin terrazzo flooring with aluninum divider strips and 4" high integral coved base.
Third and Fourth Floors: Antron III nylon carpeting adhesive applied to substrate; 4" high resilient carpet base.

4. Doors and Frames: 2 coats silicone-acrylic enamel paint on all existing opaque finished doors and frames; 2 coats of clear polyurethane on all existing transparent finished doors.
5. Window Guard at Second Floor: Extruded aluminum frame in baked acrylic enamel finish, clear tempered glass.
6. Handrails: 1-1/2" diameter steel pipe and casted iron brackets suitable for the use by the physically handicapped; 3 coats of silicone-acrylic enamel finish.
7. Miscellaneous Finished: 2 coats of silicone-acrylic enamel finish for existing handrails, guradrails, exposed metal surfaces in stairs.
8. Mechanical System:
   Basement: Existing to adapt to strip ceiling.
   Main Floor: Existing system with new linear diffusers.
   Second Floor: Existing to remain; repaint existing diffusers.
   Third and Fourth Floors: Existing system with new flexible duct connected to linear diffusers integrated with ceiling strips.
9. Fire Protection System:
   Basement: Existing to adapt to strip ceiling; repaint existing fire hose and extinguisher cabinets.
   Main Floor: Reinstall existing sprinkler piping above ceiling space; provide new recessed sprinkler heads. Repaint existing fire hose and extinguisher cabinets.
   Second Floor: Existing to remain; repaint existing fire hose and extinguisher cabinets.
   Third and Fourth Floors: Extend existing sprinkler head to below new ceiling; repaint existing fire hose and extinguisher cabinets.
10. Electrical System:
   Stairs: Existing light fixtures with new diffusers.
   Basement: New light fixtures integrated with metal strip ceiling system.
   Main Floor: New recessed incandescent down light throughout, existing pendant light fixtures to remain.
   Second Floor: Existing system to remain.
   Third and Fourth Floor: New light fixtures integrated with metal strip ceiling system.

C. Alternatives:

1. In lieu of the cast-iron nosing and resin terrazzo tiles at stairs and landings, provide rubber stair tread, riser and landing coverings.

2. In lieu of vinyl wallcovering for walls in hallways of Basement, Second, Third and Fourth Floor, provide 2 coats of latex flat enamel finish.
3. In lieu of all proposed work at Main Floor Hallway ceiling, repaint existing suspended ceiling.
4. Delete all work at Main Floor Hallway floor; existing terrazzo to remain as is.

SOLUTION EXPLANATION:

Brooks Hall/Civic Auditorium Stairs and Hallways

Although the stairs and hallways have been thus far presented separately, and each does have unique functions, the general theme of the renovation is to link the spaces through the use of materials, colors, and lighting. Secondly, the finishes were selected for their appropriateness to the adjoining rooms as well as to meet each hallway's unique function. Thirdly, orientation will be defined and location identified in these circulation spaces through the use of color and materials.

The strongest link between levels exists between the Brooks/Civic ramp and basement, the Civic first floor and the Civic second floor. The floor material of the hallways as well as the linking stair treads will be a dark terrazzo. These three levels have high traffic volume, heavy forklift use, and serve large, noisy, dirty spaces. The floor finish is hard, smooth and colored to hide the dirt. Besides marble or granite, terrazzo is the best material for this use. Resin terrazzo, a thin material, is used on the ramp, the basement, and the second floor where a thicker floor finish would cause extensive clearance problems. Resin terrazzo tiles are likewise used on the stairs. The multiple tile joints allow the stairs to flex without cracking the terrazzo. We are proposing a thickset terrazzo, on the Main floor where enough depth exists. To counteract the beam deflection that causes the present floor to crack, the main floor terrazzo will be poured into a rigid aluminum grid, used industrially to increase the strength of high impact floors. Each 4' x 12' section will be surrounded by expansion joints. Also the terrazzo will not be bonded to the flexing slab below but will float on a sand cushion or slip sheet. This discontinuity means cracks in the base slab will not be transferred to the terrazzo above.

The walls and ceiling finishes of these three levels will match their function and character. The basement walls will be vinyl covered to raise the quality of the space to allow it to act as an annex to Brooks Hall for exhibits and food service. The damaged suspended acoustical ceiling in the ramp and the basement will be replaced with a colorful, and much tougher metal strip ceiling with integrated mechanical and lighting. (See section A for a fuller description of the product.)

The walls of the first floor corridor will be multi-color painted to emphasize the victorian forms. To further renew this space, we propose removing the suspended ceiling and refinishing it in the arched shape originally constructed. This will require the addition of recessed downlights for general illumination but the existing chandeliers will be retained for their sparkling light quality.

The second floor wall and ceiling surfaces are in good shape and repainting them will renew the space.

In contrast to the hard floor surfaces below, the more finished meeting rooms require a soft material in the third and fourth floor hallways. Carpet will be used in these low traffic volume, quiet spaces. As in the meeting rooms, the carpet will be heavily patterned to hide the stains and glued down to accommodate rolling carts. The exterior walls of the meeting rooms will be vinyl covered for toughness, finish, and cleanability. The Arena perimeter walls will be painted. The contrasting color and texture will act as an orientation device. The ceilings of the third and fourth floors will be suspended metal strip, again with integrated mechanical and lighting, to match the adjoining meeting room ceilings.

The only special code questions that might arise concern exiting width as discussed in Section A and the extent of handicap compliance at the stairs. We have recommended replacement of the wood handrail and rebuilding the stair nosings. If the stairs must be handicap accessible, the new railings and stair nosing can be designed to comply.

CONSTRUCTION SCHEDULE:

Brooks Hall/Civic Auditorium Stairs and Hallways

To minimize disruptions of the building functions, we again recommend working in sequence by floor level or one side of the Arena then the other; and restricting noisy or dirty work to night or unoccupied time.

Base Schedule:

Demolition, reconstruction, finishes, mechanical and electrical

9 months

CONSTRUCTION ESTIMATE:

Brooks Hall/Civic Auditorium Stairs and Hallways

Base Cost:

Demolition, reconstruction, finishes, mechanical and electrical

$1,224,400

Alternate Costs:

1. Deduct alternate: Provide rubber treads rather than tile and metal nosings

   Deduct $62,330 from the base cost.

2. Deduct alternate: paint rather than vinyl cover hallway walls on the basement, and the second, third and fourth floors

   Deduct $28,700 from the base cost.

3. Deduct Alternate:
   Repaint existing suspended ceiling in Main Corridor rather than removing it and replastering

   Deduct $77,200
   from the base cost.

4. Deduct alternate:
   Leave Main Corridor flooring as it now exists rather than replacing it.

   Deduct $261,000
   from the base cost.

Note: The detailed line item estimate follows.

CIVIC AUDITORIUM / BROOKS HALL
M.B.T.

12-76

d Auditorium Public
Stairs & Hallways

A) DEMOLITION & SUBSTRATE PREPARATION

1) remove wood handrails 24-7º, 26-4º, 4-5º, 6-8º 24-10º, 62-12º, 26-16º 4-22º, 4-18º			900 -
brackets	590 ea	4-	2360 -
remove concrete on treads & landings	11,800 ⊄	1-	11800 -
2) Basement hallway			
removals { roughen, clean	5000 ⊄	0^{50}	2500 -
remove base	450º	0^{10}	45 -
suspended ceiling	5000 ⊄	0^{40}	2000 -
3) Main floor hallway			
removals { plaster soffit	11,800 ⊄	0^{50}	5900 -
terrazzo floor	22,600 ⊄	0^{75}	16950 -
4) 2nd floor hallways			
remove resilient floor	17,500 ⊄	0^{31}	5425 -
sandblast	D.O.	0^{50}	8750 -
remove lites	LS		100 -
5) 3rd & 4th floor hallways			
remove base	3000 º	0^{10}	300 -
3rd patch floor	10,000 ⊄	0^{50}	5000 -
4th —	Do	1	5000 -

74

4803 · Buff
8803 · Green

CIVIC AUDITORIUM / BROOKS HALL
M B T

12-76

d	AUDITORIUM PUBLIC STAIRS / HALLWAYS			1	
8	NEW WORK				
1)	Ceiling finish				
	stairs 2 c/s	15000 sf	0.40	6000	-
	Basement				
	metal pans	5000 sf	2.80	14000	-
	Main floor patch	1300 SY	10.-	13000	-
	" " paint 3 c/s	22,600 sf	0.60	13560	-
	2nd " " 2 c/s	17,500 sf	0.45	7875	-
	3rd & 4th metal	28,000	2.80	78400	-
2)	Wall finish				
	stairways 2 c/s	40,000 sf	0.45	18000	-
	basement vinyl	6000 sf	1.00	6000	-
	main floor 2 c/s	16,000 sf	0.60	9600	-
	3rd 4th vinyl	24,000 sf	1.00	23900	-
	Walks 2nd & Arena 2 c/s	42,400	0.45	19080	-
3)	Floor Finishes				
	stair nosings	8600 lf	4.50	38700	-
	pan fills	11,800 sf	4.-	47200	-
	terrazzo tiles	D.O.	5.50	64900	-
	basement	5000 sf	4.-	20000	-
	" base	450 lf	4.-	1800	-
	main floor	22,600 sf	8.-	180800	-
	2nd "	17,500 sf	4.-	70000	-
	3rd & 4th	3100 SY	13.-	40300	-
4)	Doors & Frames	600 ea	20.-	12000	-
5)	Window Cuts 4th floor 3 - 1/2 sb 22' × 6' 115 sf / ea × 3	330 sf	20.-	6600	-

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Civic Auditorium / Brooks Hall
MBT

				1	2
d	AUDITORIUM PUBLIC STAIRS & HALLWAYS				
6)	Handrails	1720°	6-	10320 -	
	brackets	590 ea	12-	7080 -	
	3 cfs paint	1720°	1.50	2580 -	
7)	Miscellaneous Finish			1000 -	
8)	Mechanical System				
	basement paint diffusers	30 ea	10-	300 -	
	main new diffusers	22600 sf	1-	22600 -	
	2nd floor paint	50 ea		500 -	
	3rd & 4th	28,000 sf	1-	28000 -	
9)	Fire Protection				
	basement repaint F.H.C			250 -	
	main floor sprinklers	6800 sf		6800 -	
	2nd floor repaint			500 -	
	3rd & 4th	28000 sf	0.50	14000 -	
10)	Electrical System				
	stairs	15000 sf		—	
	basement	5000 sf	0.30	7000 -	
	main floor	22,600 sf	0.30	6780 -	
	2nd ✓	—			
new fixt.	3rd & 4th	28,000 sf	2-	56000 -	
					927675 -
	Contractor 8%, 10%, 1% Cont 10%				
					1224408 -

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76

CIVIC AUDITORIUM / BROOKS HALL

12-76

		1	2
d	Auditorium Public Stairs & Hallways		
C	ALTERNATIVES		
	~~in lieu of patching~~		
	~~floor tile 3rd & 4th~~		
	~~floors~~	~~<28800>~~	
	~~install carpeting 2800 sy~~	~~36400~~	
	~~net increase~~		~~7600 -~~
	~~8% Contractor Job Cost~~		~~600 -~~
			~~8200 -~~
	~~10% Contractor P & O~~		~~820 -~~
			~~9020 -~~
	~~1% Bond & Ins~~		~~90 -~~
			~~9110 -~~
	~~10% Contingency~~		~~910 -~~
			~~# 10020 -~~
1.)	change alum. nosing &		
	terrazzo tile @ stairs	<103600>	
	rubber treads 8600° 6-	51600	
	- landing's, risers 3200 # 1.50	4800 -	
	net saving		47200 -
	8% Contractor Job Cost		3800 -
			51000 -
	10% Contractor P & O		5100 -
			56100 -
	1% Bond / ins		560 -
			56660 -
	10% Contingency		5670 -
	net saving		<62330 ->
2)	in lieu of vinyl wall	<34800>	
	2 cts paint 29,000 # @ .45	13050 -	
	net saving		21750 -
	8% / 10%, 1%, 10%		
	net saving →		<28700>
3			

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CIVIC AUDITORIUM / BROOKS HALL

12-76

		1	2	3
d	Auditorium Public Stairs & Hallways			
	ALTERNATES CONT			
3)	main floor ceiling delete	<68660>		
	2 cts paint 22600 @ .45	10170		
	net saving	58490 –		
	8% / 10% / 1% / 10%		<77200>	
4)	Main floor hallway	<197750>		
	8% / 10% / 1% / 10%		<261000>	

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E BROOKS HALL HOLDING KITCHEN:

Contract Statement: "Study feasibility of a Holding Kitchen for catering purposes."

Problem:

Presently, there is no food service holding kitchen in Brooks Hall. The storage room now used by the caterer is inadequate in size and is not properly equipped for holding kitchen purposes.

The food service facilities in Civic Auditorium are too far away to efficiently serve Brooks Hall.

Area Within the Scope of the Renovation:

Renovation is limited to the presently existing First Aid Room, the Women's toilet room vestibule, and the janitor's closet at the southeast corner of the Exhibit Hall floor.

Areas and Items not Within the Scope of Renovation:

- The holding kitchen will not provide for cooking or dishwashing.
- Portable food service equipment such as tables and chairs; cooking, storage, serving, or eating utensils; or bar and cafeteria furniture will not be included.
- No alteration is anticipated at the existing storage room used by the caterer.
- No alteration is anticipated at the existing food service facilities in Civic Auditorium.

Before Photograph - Holding Kitchen

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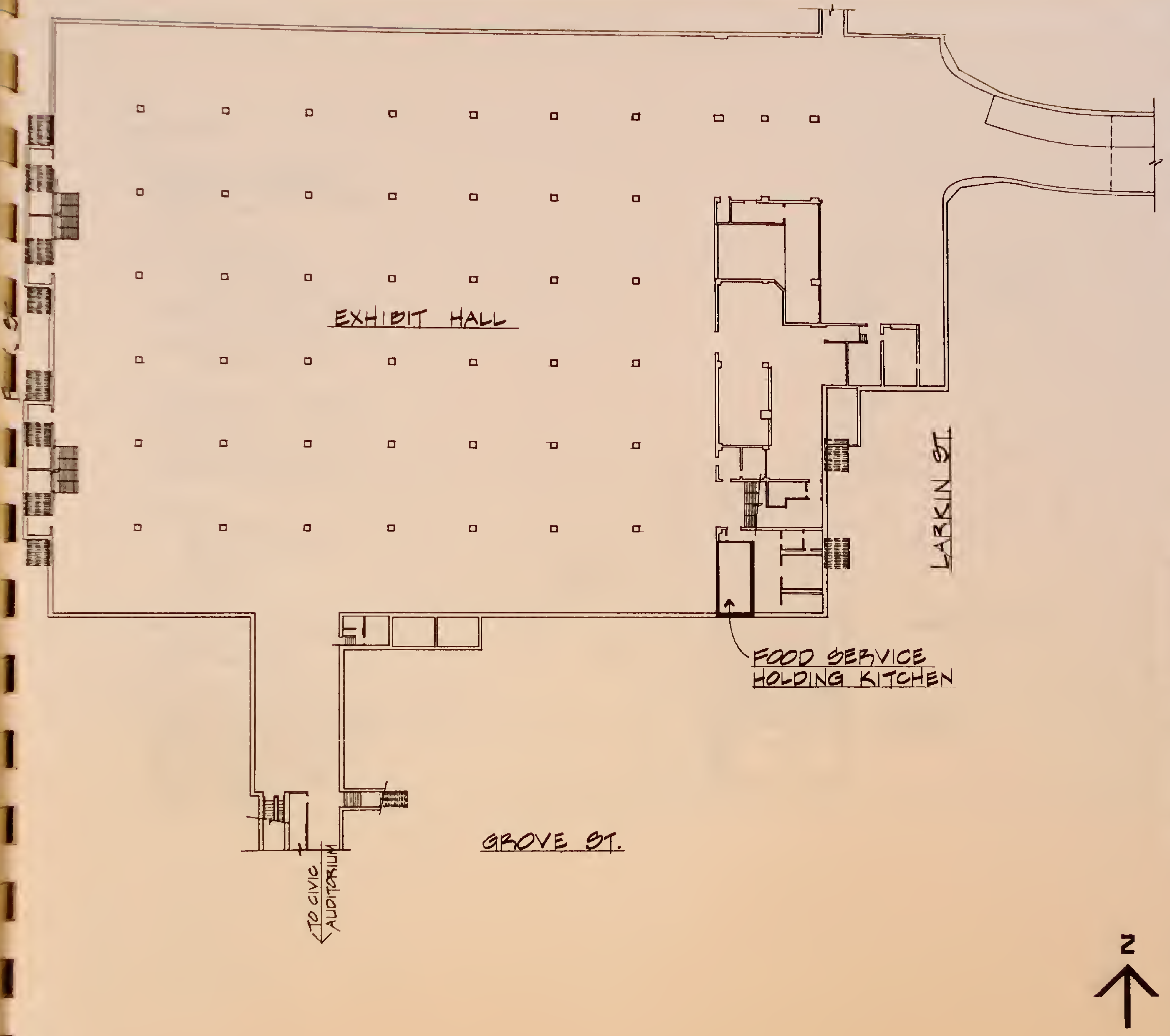
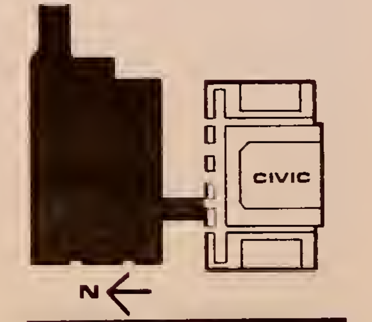




BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF SAN FRANCISCO

BROOKS HALL
FOOD SERVICE HOLDING KITCHEN

MBT JOB NO.
7603
DRAWN BY
J.V.
DATE
15 DEC. 76

E 1

DRAWING NOTES:

① DEMOLISH EXISTING INTERIOR PARTITIONS AND CUT DOOR OPENING IN EXISTING WALL. CONSTRUCT NEW PARTITIONS AS SHOWN.

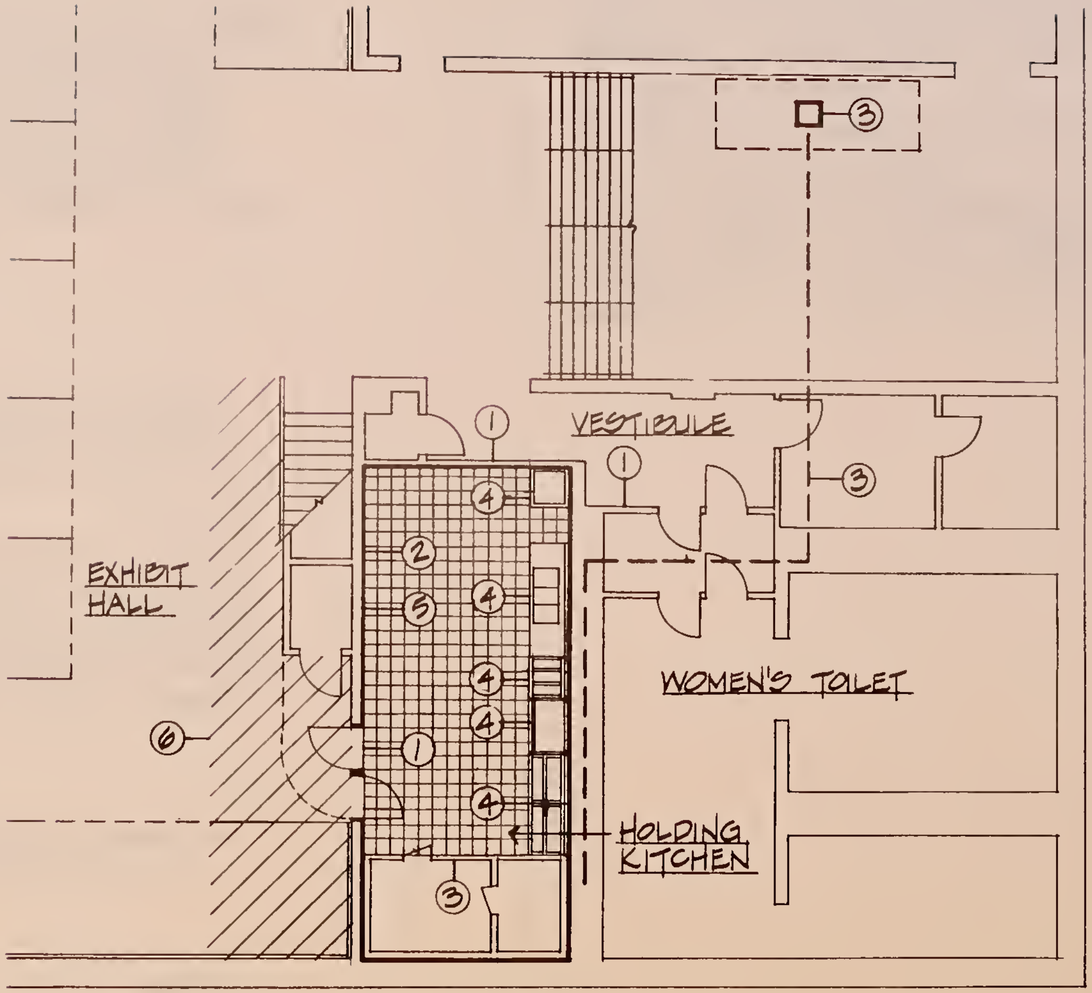
② PROVIDE NEW FINISHES:
  FLOOR - QUARRY TILE
  WALLS - CERAMIC TILE
  CEILING - ACOUSTIC METAL PAN
MECHANICAL - REVISE DUCT WORK AND
  PROVIDE NEW REGISTERS
LIGHTING - NEW SURFACE MOUNTED
  FLUORESCENT FIXTURES

③ PROVIDE WALK-IN REFRIGERATOR WITH FREEZER COMPARTMENT. REMOTE CONDENSER IN EXISTING AIR INTAKE SHAFT AT PLAZA LEVEL. RUN PIPING IN CEILING OF MEZZANINE LEVEL AND DOWN EXISTING PLUMBING CHASE.

④ EQUIPMENT:
  TWO ICE MAKER/STORAGE BINS
  ONE WATER PITCHER FILLER
  COFFEE URNS
  THREE SINKS
  MOP SINK

⑤ PROVIDE NEW POWER OUTLETS TO ACCOMODATE FOOD STORAGE CARTS TO BE LOCATED ALONG THIS WALL.

⑥ THE CROSSHATCHING INDICATES THE SERVERY AREA. WHEN MEALS ARE BEING SERVED THIS SPACE WILL BE USED IN CONJUNCTION WITH THE HOLDING KITCHEN. ITS SIZE DEPENDS ON THE METHOD OF SERVICE - SITDOWN, BUFFET OR CAFETERIA.



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BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF SAN FRANCISCO

BROOKS HALL
FOOD SERVICE HOLDING KITCHEN

MBT JOB NO. 7603
DRAWN BY M.H.
DATE 15 DEC 76

E2

OUTLINE SPECIFICATIONS:

Brooks Hall Food Service Holding Kitchen

A. Demolition:

Remove all partitions, ceiling and flooring materials, plumbing fixtures and HVAC ducts including all unnecessary appurtenance contained therein in each catagory of work. Remove portion of concrete wall adjoining the Exhibit Hall to provide new door opening.

B. New Work:

1. Ceiling Finish: Suspended ceiling grillage for concealed mounting of perforated acoustical metal pan in baked enamel finish.
2. Wall Finish: Ceramic tile dry set over existing concrete wall and over new metal stud cement plaster walls.
3. Floor Finish: Quarry tile with abrasive grit finish and matching coved base.
4. Equipment:

   Walk-in refrigerator/freezer combination unit with remote condenser/ compressor units

   Ice maker and storage bin, two each

   Water pitcher filler

   Coffee urns

   Sinks

   Mop sink
5. Doors and Frame: Hallow metal, paint finish with quality hardwares including push and kick plates.
6. Mechanical: New supply and exhaust duct, grille and diffusers.
7. Fire Protection: Revise existing system as required; new fire extinguisher cabinet.
8. Plumbing: New floor drain and plumbing for equipment.
9. Electrical: Surface mounted fluorescent fixtures; new power outlets to accommodate numerous portable heating carts.

SOLUTION EXPLANATION:

Brooks Hall Food Service Holding Kitchen

The most reasonable location for a new holding kitchen for Brooks Hall seemed to be an existing space. Excavation and construction of a new room outside of the perimeter walls is unreasonably expensive. The existing First Aid Room meets the requirements for size and access to the Exhibit Floor plus it never functioned as it was intended and seemed to be surplus space.

The enlarged First Aid Room permits creation of a 500 square foot facility. Such a kitchen will serve as a temporary storage and staging area for food concessions or dining area in the Exhibit Hall. It will be serviced from the Brooks Hall truck ramp.

The storage capacity of the holding kitchen and length of the serving period determine the feeding capacity. Meals served by waiters to people seated at tables will require the caterer to prepare individual dishes at his off-site preparation kitchen. The transportation and storage of these pre-served dishes will limit the number of diners to approximately 750.

If the food can be brought from the preparation kitchen to the holding kitchen in bulk form and served from a buffet, the feeding capacity can be increased to 1,000.

The one-meal capacity can be increased to an estimated 2,000 people or more, if the diners arrive intermitantly, rather than at one specified time as in the previous two situations. This allows the caterer time to remove the soiled dishes and replenish the food supply.

It can be expected that a portion of the Exhibit Hall floor outside the Holding Kitchen will be used as a staging area when meals are being served.

The only significant Code concerns are compliance with the food handling provisions of the San Francisco Health Department and compliance with the California Occupational Safety and Health Standards for employees. No insurmountable problems are forseen.

CONSTRUCTION SCHEDULE:

Brooks Hall Food Service Holding Kitchen

Work can proceed without much interruption of the Exhibit Hall functions. Noisy and dirty work is short term and can be performed when the space is not rented. Ideally, this work should coincide with the Show Manager's Office renovation (See Section B).

Base Schedule:

Demolition, reconstruction, finishes, mechanical, electrical, plumbing and equipment.

2 months

CONSTRUCTION ESTIMATE:

Brooks Hall Food Service Holding Kitchen

Base Cost:

Demolition, reconstruction, finishes, mechanical, electrical, plumbing and equipment.

$43,430

Note: The detailed line item estimate follows.

CIVIC AUDITORIUM / BROOKS HALL
M B T

12-76

C BROOKS HALL FOOD SERVICE
HOLDING KITCHEN

A) DEMOLITION				
concrete walls	13CY	350	4550 -	
doors	5ea		50 -	
G.S.U	350SF	2^{25}	800 -	
plumbing	LS		150 -	
furring	130 □'	1-	130 -	
duct & furring	LS		100 -	
Compressor	LS		500 -	
B) New WORK				
metal pan ceiling	400 □'	2^{50}	1000 -	
stud & plstr walls	450□'	3^{50}	1575 -	
ceramic tile ✓	800□'	4-	3200 -	
quarry tile	400□'	5-	2000 -	
doors/frs./hdw/paint	6ea	500	3000 -	
Equipment ↩ dis			900 -	
15'0"×6'×8' walk-in reefer/freezer	1ea		7100 -	
compressor, Condenser	1ea		1700 -	
Condensate line	80'		320 -	
ice maker & Storage bin	1ea		2500 -	
work table	22'		3100 -	
Coffee urns			1800 -	
mop sink			420 -	
Mechanical				
supply & exhaust	400□'	2^{50}	1000 -	
Fire Protection	400□'		1000 -	
Electrical	400□'		1000 -	
				37895 -
Contractor etc				
				43470 -

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F CIVIC AUDITORIUM TRASH REMOVAL:

Contract Requirement: "Provide trash compactor and study improvement in servicing and loading, etc.

Problem:

The trash removal system as now designed contains a major flaw. Presently, trash is swept or dumped uncompacted into dumpsters of two sizes. Neither size can exclusively handle the Civic Auditorium trash. The large dumpsters, which cannot be used on the Arena Floor or in the Meeting Rooms because of their size, are stationed below a trash chute in the Arena floor. They are used exclusively for Arena trash. When filled, they are rolled via the freight elevator to the raised docks on Hayes Street for truck pick-up.

The small dumpsters, which can be used on the Arena Floor and in the Meeting Rooms, cannot be loaded from the 4-foot high docks but must be lifted from the roadway. To get the small dumpsters in the proper position for pick-up, they must be taken by the freight elevator to the Basement. But the service ramp door is too low to allow the garbage truck to enter. As a result, the scavengers must roll the full dumpsters up the ramp to the sidewalk for pick-up. The scavengers have, understandably, threatened to refuse further service.

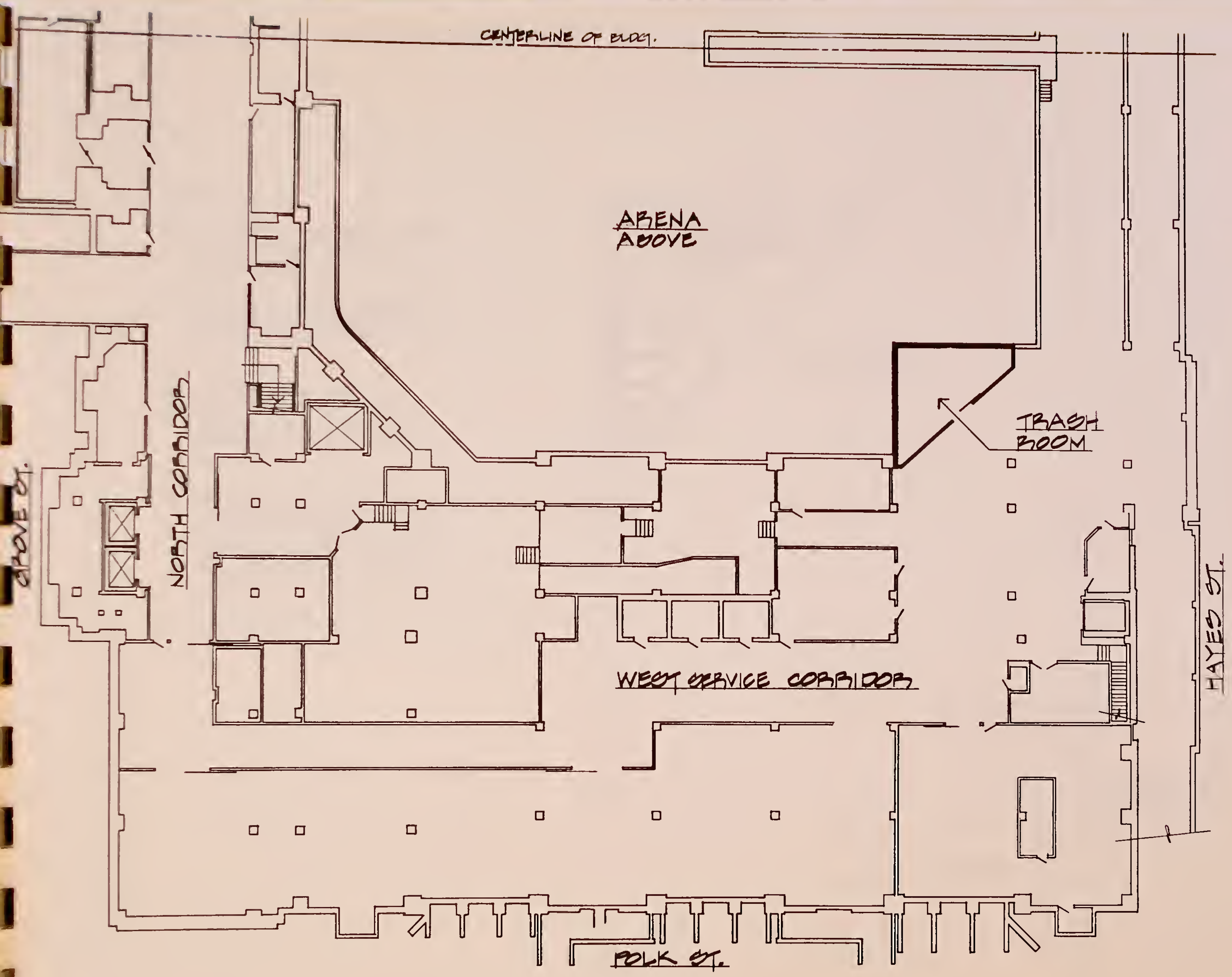
The one day uncompacted volume of trash if loaded exclusively into the large dumpsters exceeds the dock capacity.

Area Within the Scope of Renovation:

The renovation is restricted to trash collection and disposal at Civic Auditorium.

Areas Not Within the Scope of Renovation:

No alteration of the trash disposal system or equipment is anticipated in Brooks Hall.



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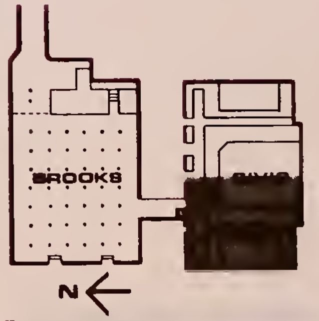


BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
TRASH ROOM

N

MBT JOB NO.
7603
DRAWN BY
R.Y.
DATE
13 DEC. 76

F1

DRAWING NOTES:

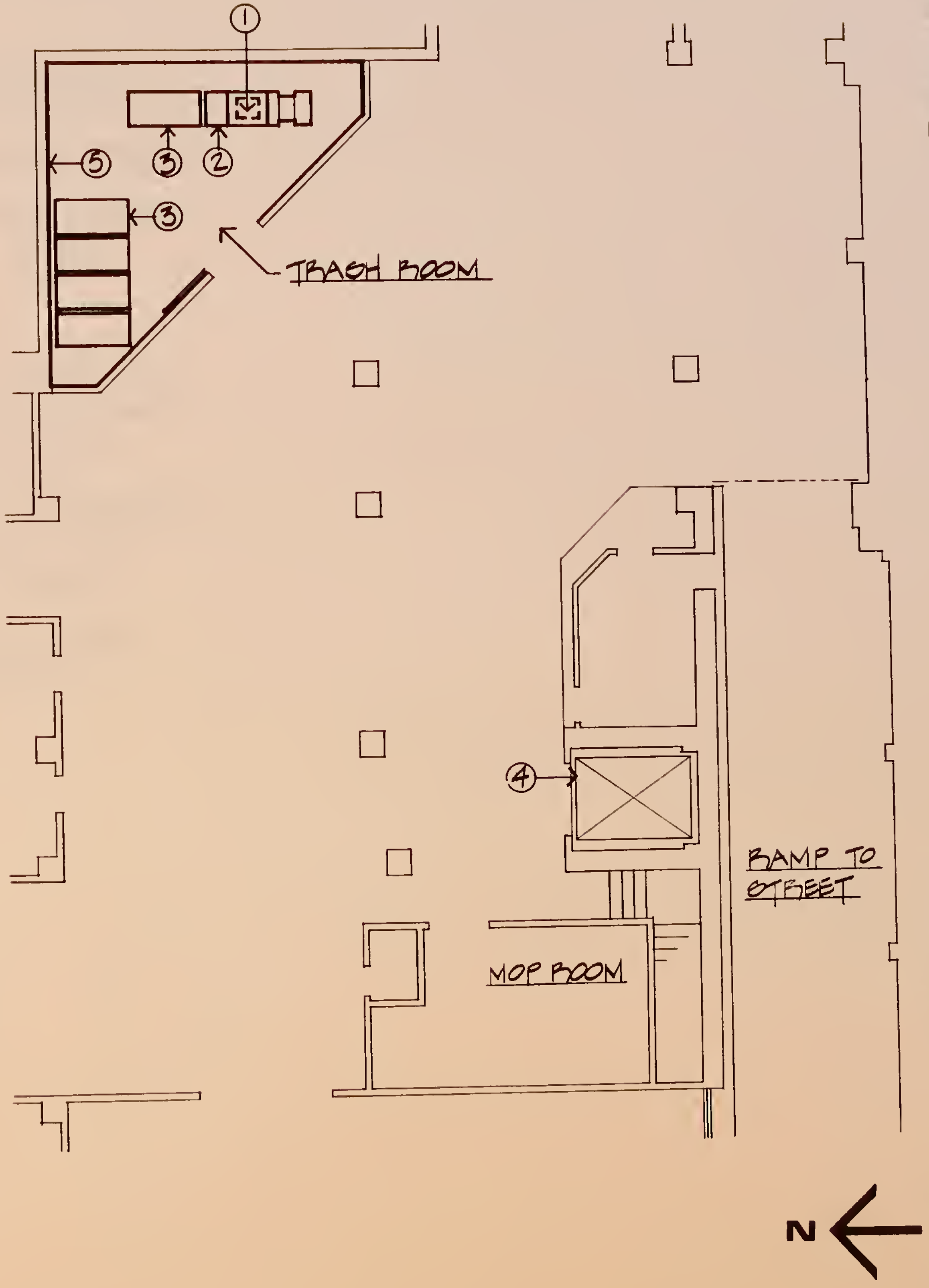
① FILL EXISTING TRASH HATCH IN ARENA FLOOR. CUT A NEW HATCH IN THE LOCATION SHOWN.

② PROVIDE A 1/2 CUBIC YARD COMPACTOR BELOW THE HATCH. CONSTRUCT AN APPROPRIATE CHUTE TO HANDLE ARENA TRASH.

③ SCAVENGER COMPANY WILL PROVIDE 2 CUBIC YARD DUMPSTERS INTO WHICH THE TRASH WILL BE COMPACTED. FIVE DUMPSTERS WILL HANDLE ONE DAY'S TRASH.

④ EXISTING FREIGHT ELEVATOR WILL TRANSPORT BAGGED GARBAGE FROM AREAS OTHER THAN THE ARENA TO THE COMPACTOR, AND TRANSPORT FILLED DUMPSTERS TO THE 1ST FLOOR DOCK FOR LOADING INTO THE SCAVENGER TRUCK.

⑤ REPAINT WALLS AND CEILING.



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BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
TRASH ROOM

MBT JOB NO.
7603
DRAWN BY
M.H.
DATE
15DEC76

F2

OUTLINE SPECIFICATION:

Civic Auditorium Trash Removal

A. Demolition and Substrate Preparation:

1. Remove steel floor frame at existing Arena trash chute.
2. Sandblast walls, ceiling, and rolling door at the trash room.

B. New Work:

1. Fill existing Arena trash chute with reinforced concrete. Saw cut a new hole and frame with steel angles. Provide a removable steel lid.
2. Provide a new .5 cubic yard compactor equiped to compact trash into 2-3 cubic yard dumpsters. Dumpsters are not in the contract.
3. Refinish walls, ceiling, and door with two coats of epoxy paint.

SOLUTION EXPLANATION:

Civic Auditorium Trash Removal

The Civic Auditorium trash will be removed as follows:

1. Arena floor trash will be swept to the relocated chute and dropped into the new compactor below. The trash will be compacted into 2 cubic yard dumpsters and rolled via the freight elevator to the Hayes Street dock for automatic loading into the scavenger truck.

2. Trash from the rest of the building will be collected in plastic bags (as it is now) and transported via the freight elevator to the new compactor. The bags will be hand loaded into the compactor and compressed into the 2 yard dumpsters.

With this system the small dumpster is eliminated and the one day volume of trash reduced to five, 2 yard dumpsters, an amount the dock and the scavengers can handle efficiently.

The new chute must comply with the requirements for fire resistive wall construction and door type for minor shaft enclosures between fire rated floors.

CONSTRUCTION SCHEDULE:

Civic Auditorium Trash Removal

The work can be performed at anytime. The only potential conflict with continued building use is the relocation of the trash chute. This work is minor and can be accomplished between Arena rentals.

Base Schedule:

Demolition, reconstruction, finishes and compactor	1 month

CONSTRUCTION ESTIMATE:

Civic Auditorium Trash Removal

Base Cost:

Demolition, reconstruction, finishes and compactor	$11,170

Note: The detailed line item estimate follows.

Civic Auditorium / Brooks Hall
M B T

		1	2	3
½	Civic Auditorium Trash Room			
	Relocate trash tube LS	500 -		
	Compactor installed	4000 -		
	Sandblast & paint 1320 sf 3-	3960 -		
			8460 -	
	Contractor 8% job cost, 10% OH,			
	1% bond 10% cont.		11170 -	
½	Building MNGRS office			
	Remove wall 300 sf 1.40	420 -		
	replace w/counter 20, 100	2000 -		
	Steel beam 750# 2-	1500 -		
	glass pts 22.00 + 15.00 330 - 10	3300 -		
	add doors 1 pair	1100 -		
	- temp. glass 100 sf	200 -		
	- anodize 720	120 -		
(w/patch)	- terrazzo base 50.00	350 -		
	patch paint	200 -		
			9190 -	
	Contractor etc			
			12120 -	

4803 · Buff
8803 · Green

G BROOKS HALL/CIVIC AUDITORIUM DOOR SECURITY:

Contract Statement: "Study building security problems at exit doorways and alternatives for existing panic hardware locking."

Problem:

The door security problem can be divided into two parts. One, when the building is normally occupied and two, when the building is unoccupied.

The San Francisco Building Code Section 3303.C states that "During the periods of normal occupancy, way of departure doors shall be openable from the inside without the use of keys or any special knowledge or effort..." Any approvable locking device must automatically release when the panic bar is pushed. Therefore, anyone wishing to enter the building illegally can do so easily with help from the inside.

On the other hand, the Building Code does not restrict locking of exit doors while the building is unoccupied.

Presently, when Brooks Hall and the Civic Auditorium are unoccupied, all but two exit doors are chained and padlocked; and one guard patrols the interior. When the buildings are occupied, all the doors are unlocked and security is maintained with guards. The size of the building, the number of doors and their remote locations, make constant guard surveillance impossible and security can be easily breached.

Areas Within the Scope of Renovation:

- Brooks Hall: Four exits at Polk Street, two exits at Larkin Street, one exit at Grove Street, and one exit to Garage.
- Civic Auditorium:

Basement: Ramp entrance from Polk Street.

Main Floor: Two exits at Hayes Street, three exits from Larkin Hall, three exits from Polk Hall, two exits from 3rd and 4th Floors to Larkin Street, two exits from 3rd and 4th Floors to Polk Street, and nine entrances from Grove Street.

Second Floor: None.

Third Floor: Exits to exterior stairs on east and west walls.

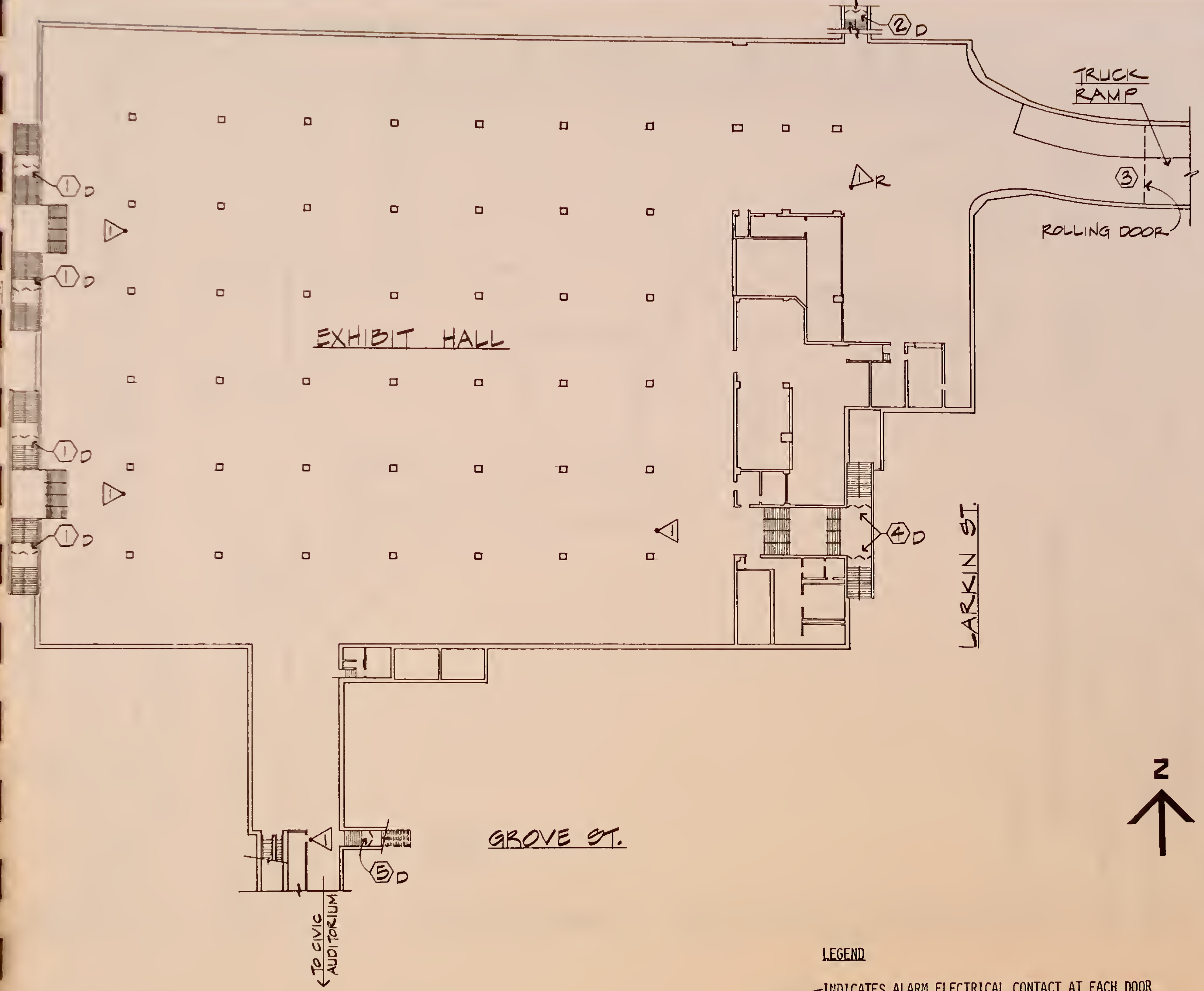
Fourth Floor: Exits to exterior stairs on east and west walls.

Areas Not Within the Scope of Renovation:

- Civic Auditorium:

Basement: Ramp to Brooks Hall.

Fourth Floor: Stairs to roof.



LEGEND

⑮ — INDICATES ALARM ELECTRICAL CONTACT AT EACH DOOR
— INDICATES ALARM CIRCUIT NUMBER
D — INDICATES DOOR TO HAVE SURFACE MOUNTED DEAD-BOLT LOCK

△4R — INDICATES CCTV CAMERA
— INDICATES CCTV MONITOR NUMBER
R — INDICATES ROTATING TYPE CCTV CAMERA

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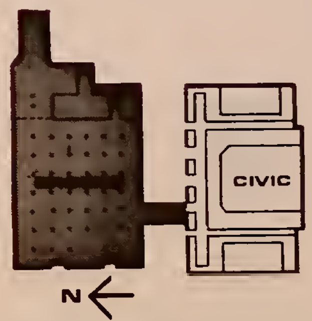

BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

BROOKS HALL
SECURITY

MBT JOB NO.
7608
DRAWN BY
R.Y.
DATE
15 DEC. 76

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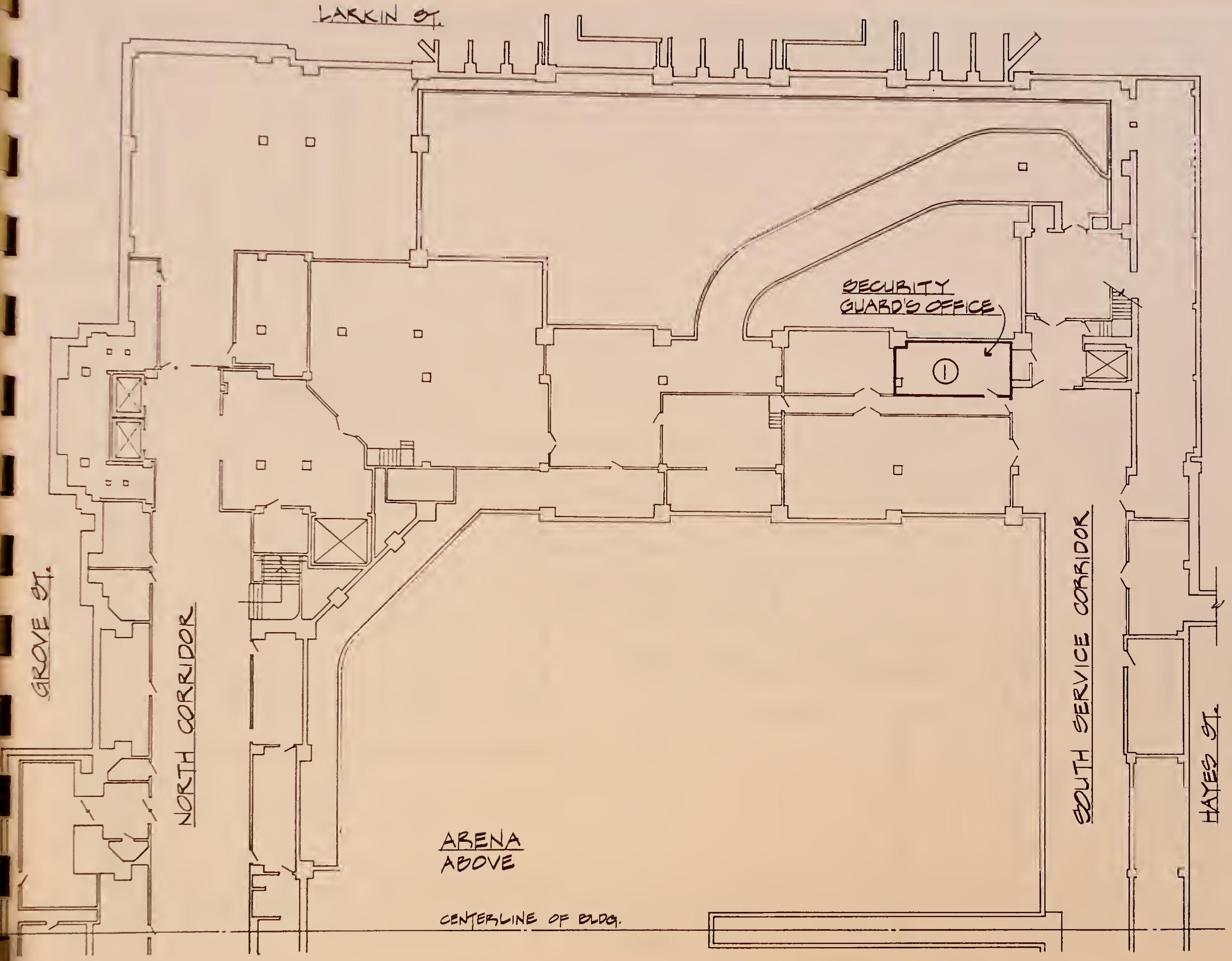

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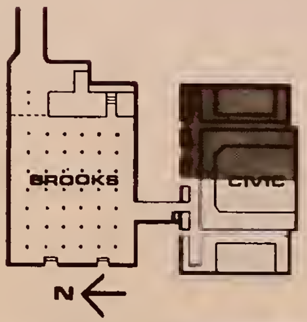

BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
BASEMENT
SECURITY

DRAWING NOTES:

1 LOCATE ALARM CONTROL PANEL AND CCTV MONITORS IN THE BUILDING ENGINEER'S OFFICE.

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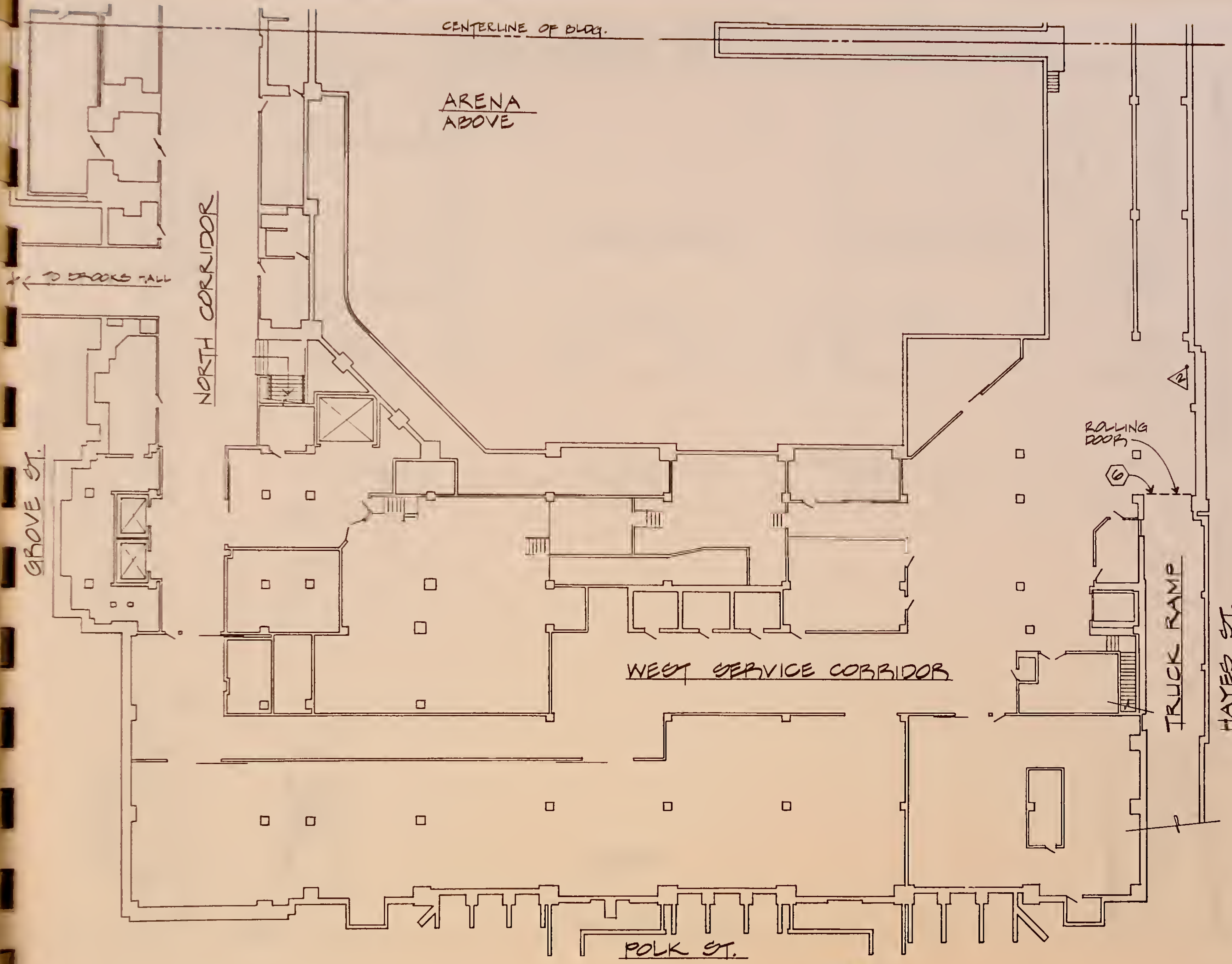

LEGEND

15 INDICATES ALARM ELECTRICAL CONTACT AT EACH DOOR
INDICATES ALARM CIRCUIT NUMBER
D INDICATES DOOR TO HAVE SURFACE MOUNTED DEAD-BOLT LOCK

4 INDICATES CCTV CAMERA
INDICATES CCTV MONITOR NUMBER
R INDICATES ROTATING TYPE CCTV CAMERA

N ←

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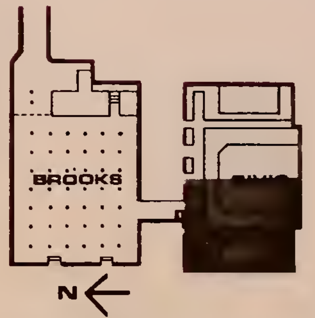

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RENOVATION
STUDY

CITY AND COUNTY OF
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CIVIC AUDITORIUM
BASEMENT
SECURITY

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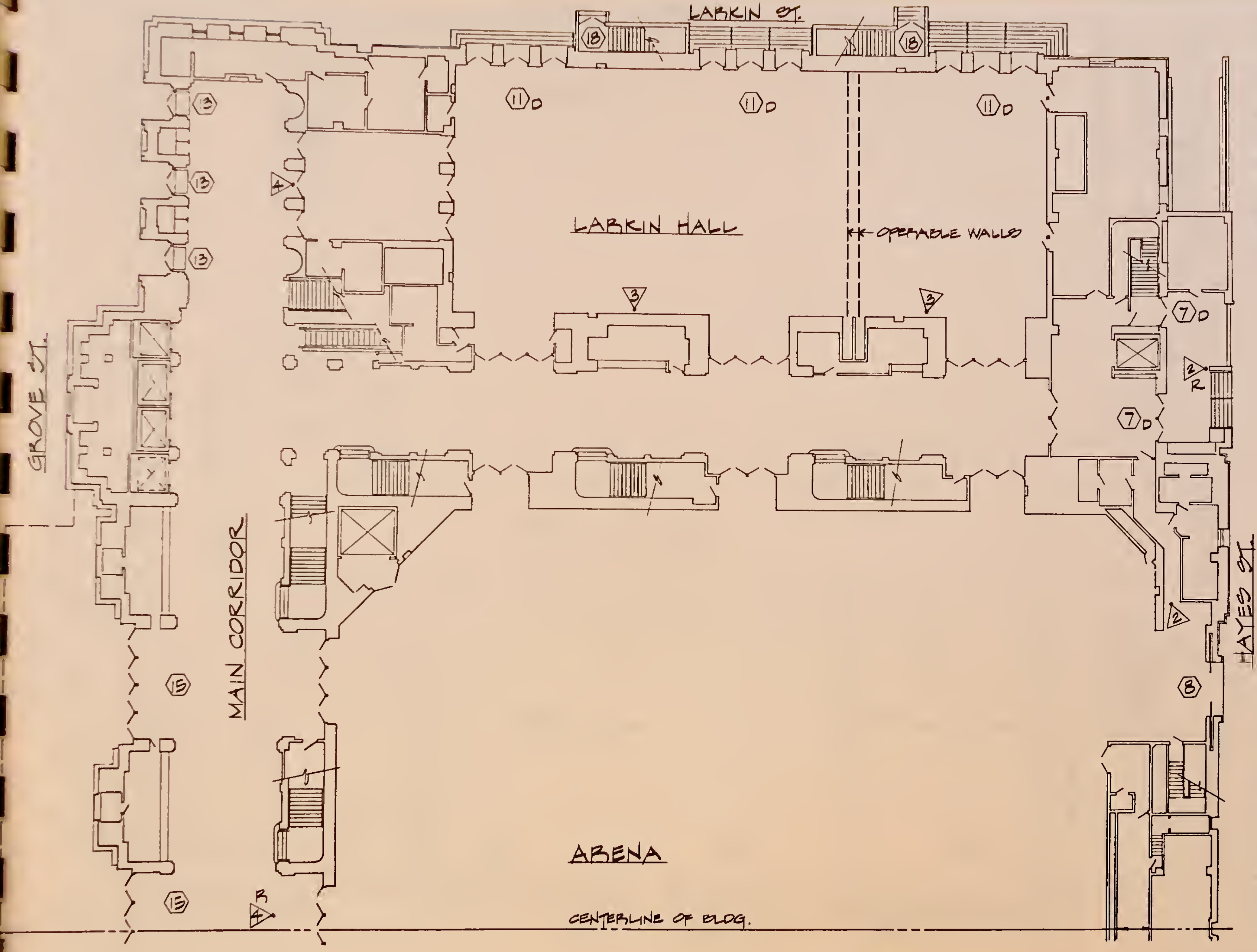

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—INDICATES CCTV MONITOR NUMBER
R←—INDICATES ROTATING TYPE CCTV CAMERA

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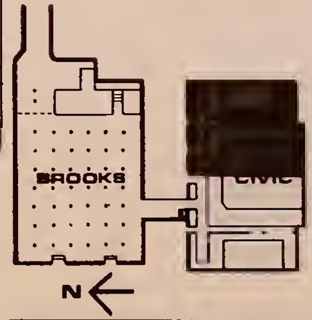

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RENOVATION
STUDY

CITY AND COUNTY OF
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CIVIC AUDITORIUM
MAIN FLOOR
SECURITY

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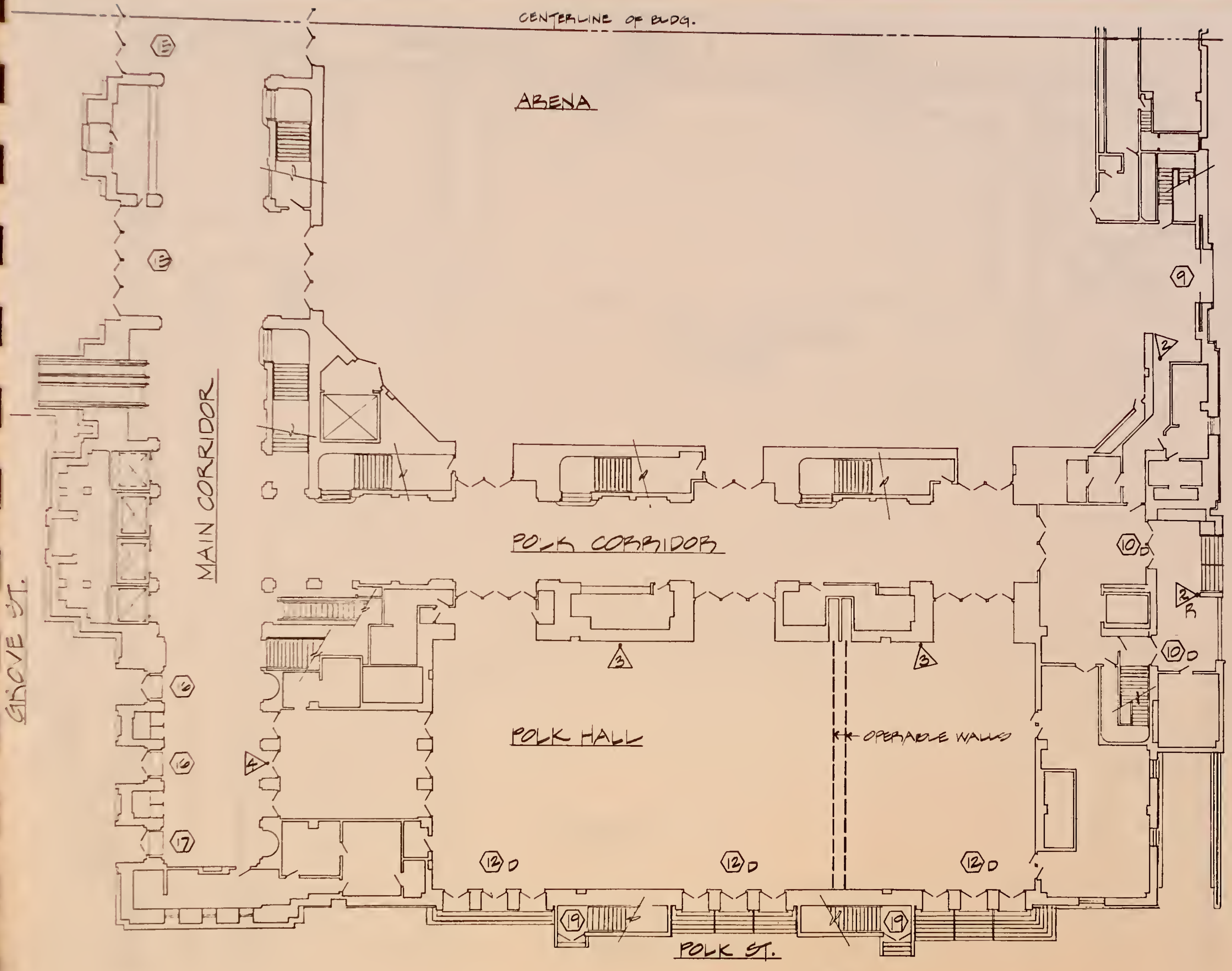

LEGEND

(13) INDICATES ALARM ELECTRICAL CONTACT AT EACH DOOR
INDICATES ALARM CIRCUIT NUMBER
D INDICATES DOOR TO HAVE SURFACE MOUNTED DEAD-BOLT LOCK

(4) INDICATES CCTV CAMERA
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R INDICATES ROTATING TYPE CCTV CAMERA

N

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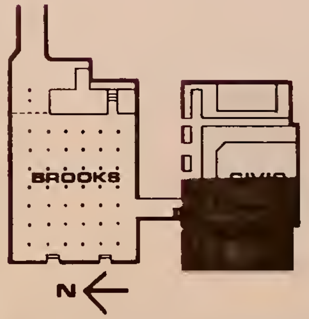

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CITY AND COUNTY OF
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CIVIC AUDITORIUM
MAIN FLOOR
SECURITY

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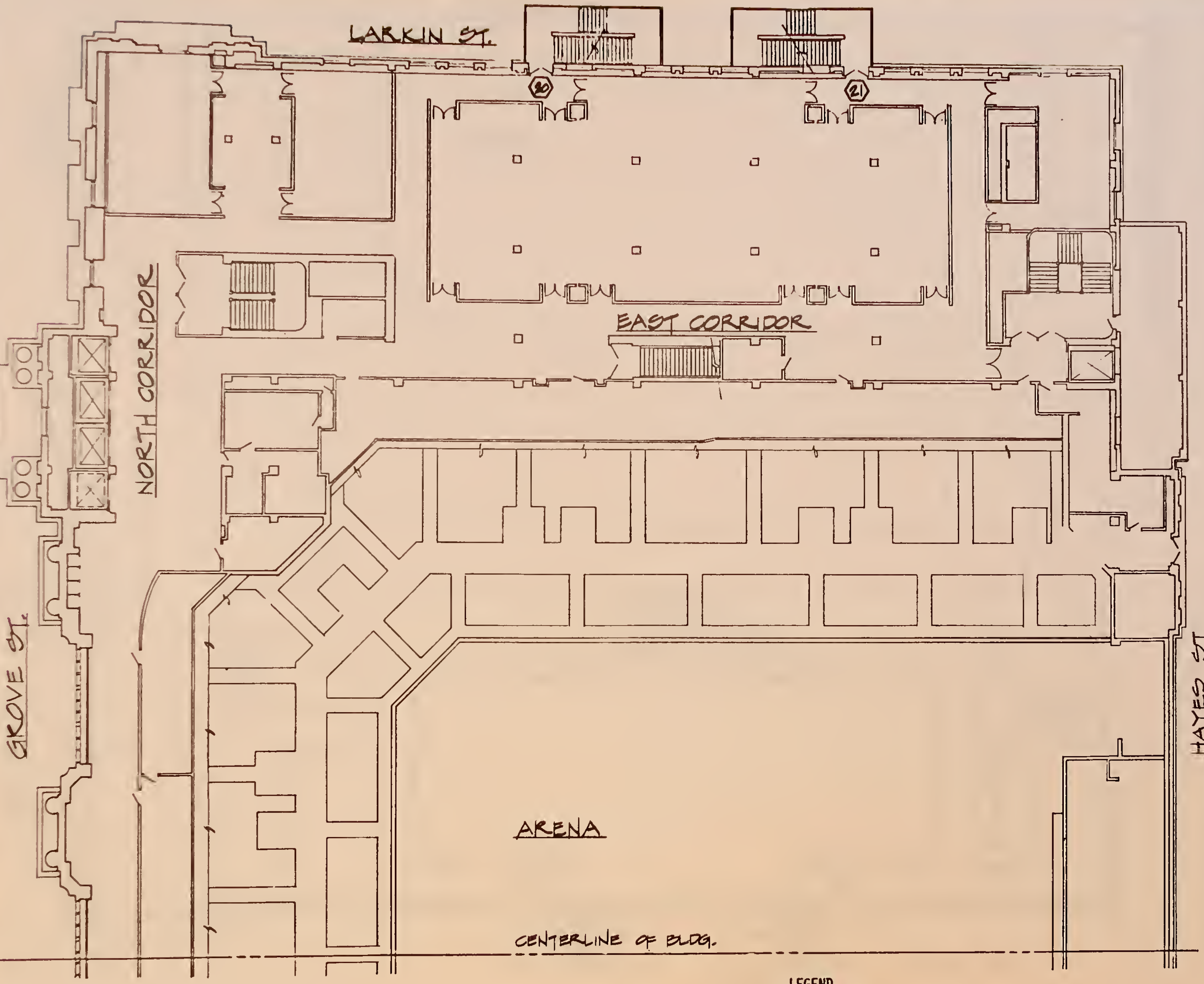

LEGEND

- ↯ —INDICATES ALARM ELECTRICAL CONTACT AT EACH DOOR
- (15)—INDICATES ALARM CIRCUIT NUMBER
- D←INDICATES DOOR TO HAVE SURFACE MOUNTED DEAD-BOLT LOCK
- ▷—INDICATES CCTV CAMERA
- 4—INDICATES CCTV MONITOR NUMBER
- R←INDICATES ROTATING TYPE CCTV CAMERA

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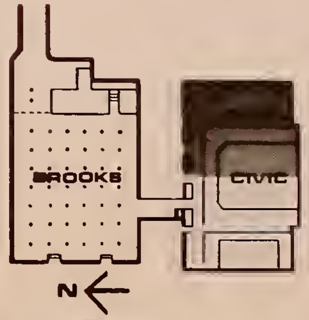

BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF SAN FRANCISCO

CIVIC AUDITORIUM
THIRD FLOOR
SECURITY

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7603
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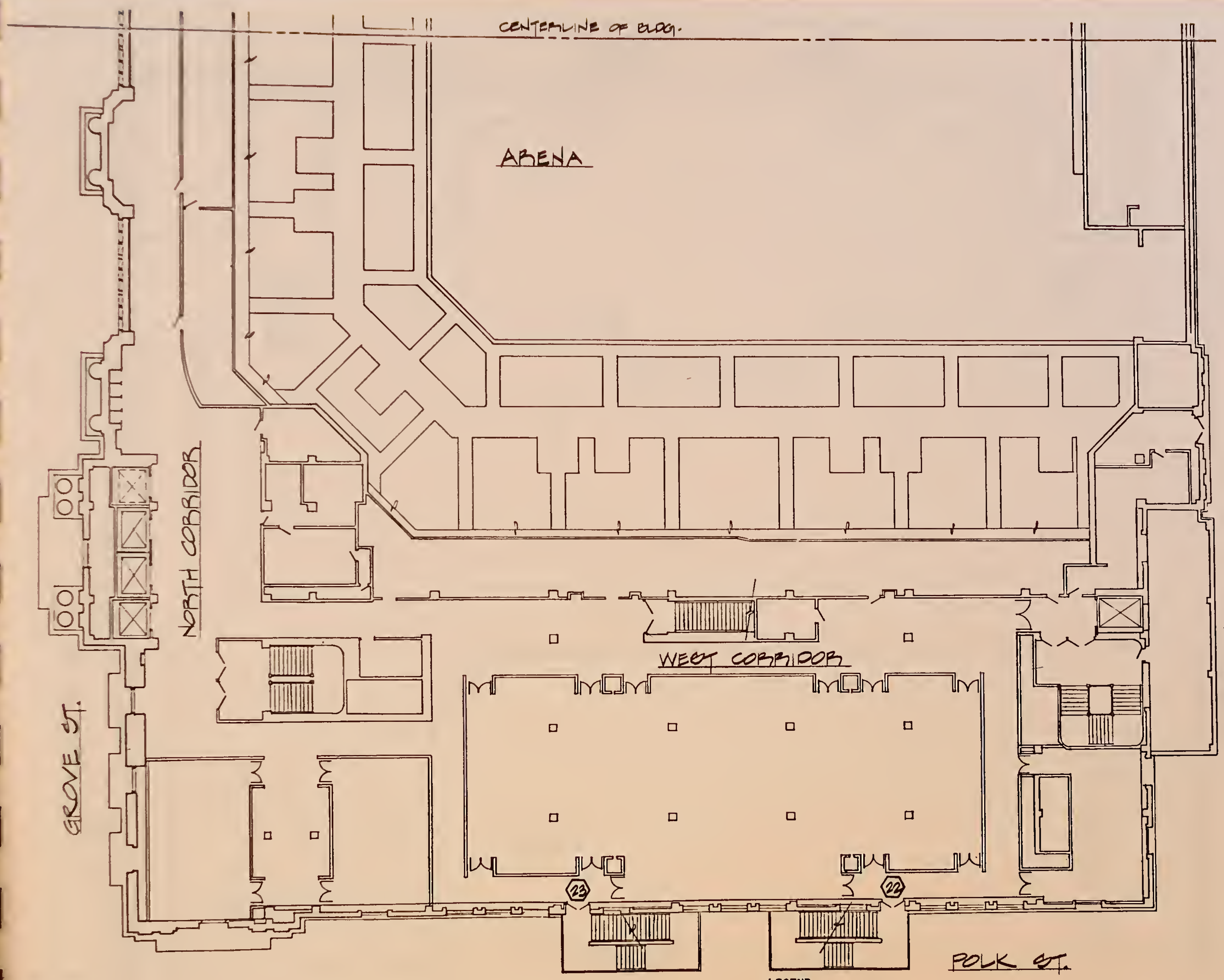

LEGEND

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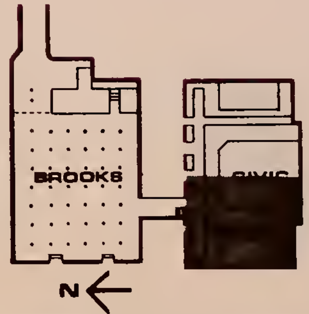

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STUDY

CITY AND COUNTY OF
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CIVIC AUDITORIUM
THIRD FLOOR
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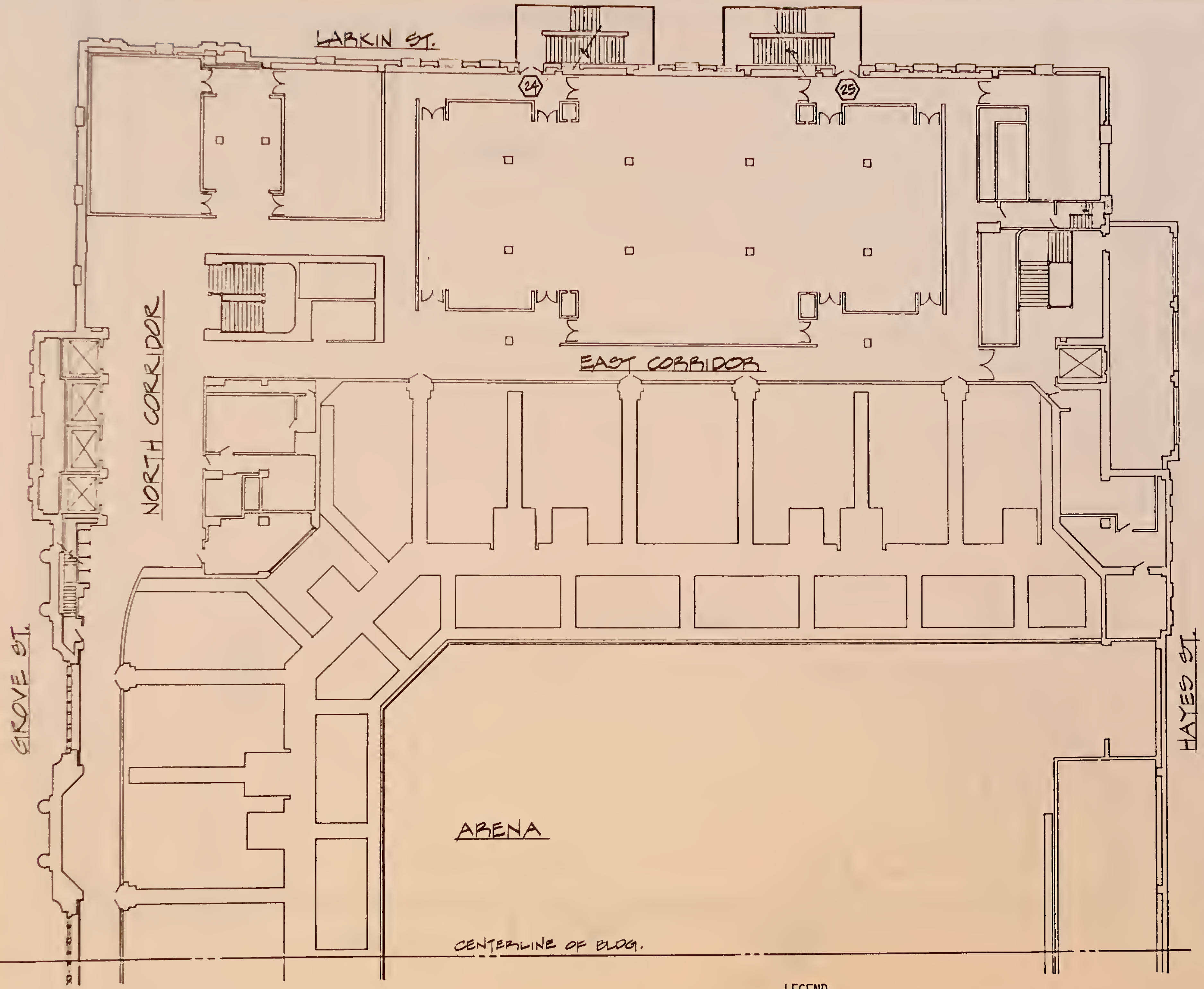

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LEGEND

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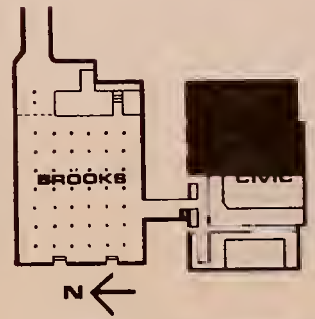

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CITY AND COUNTY OF
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CIVIC AUDITORIUM
FOURTH FLOOR
SECURITY

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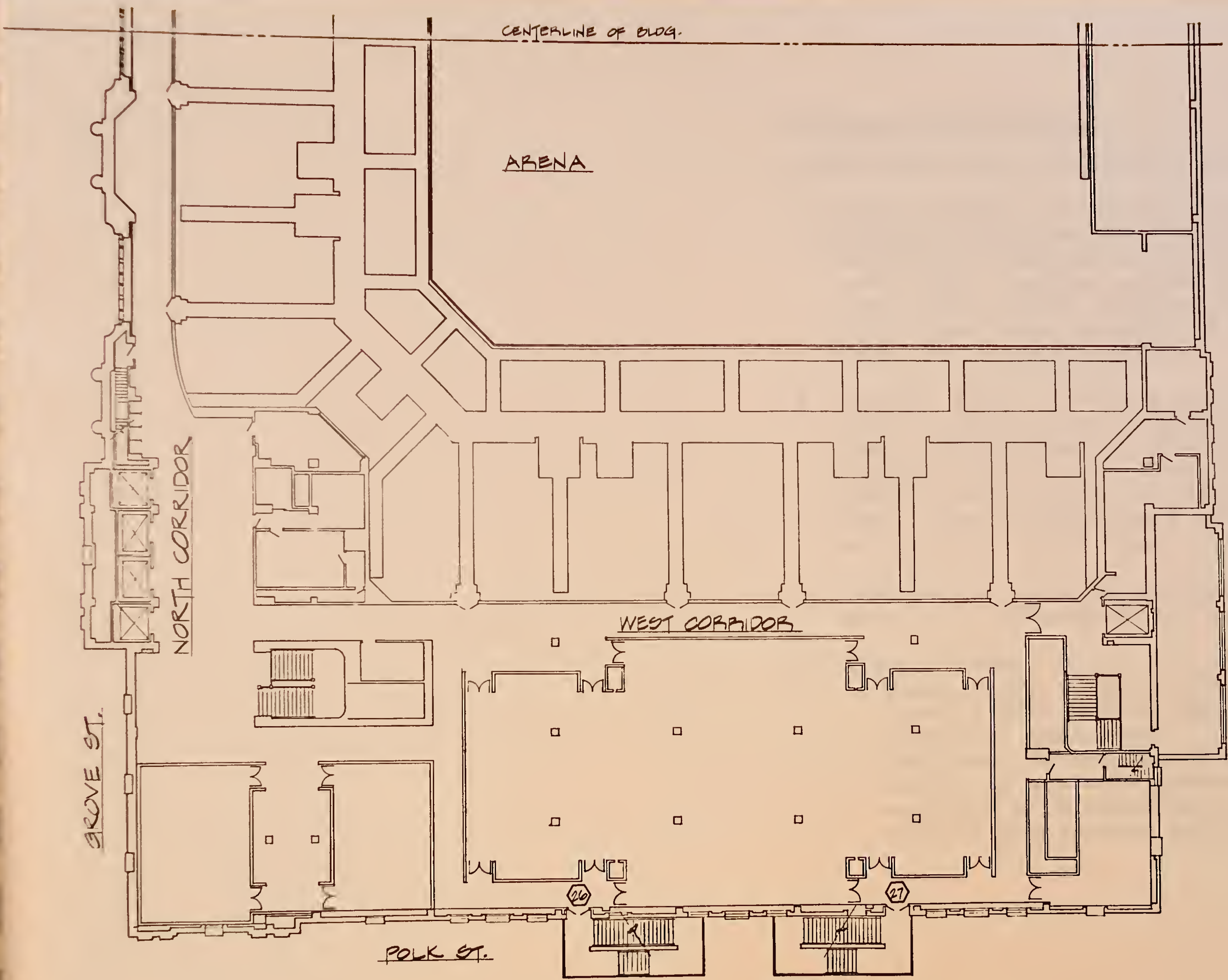

LEGEND

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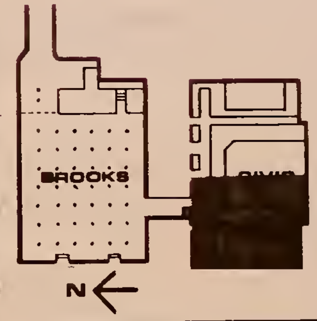

BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
FOURTH FLOOR
SECURITY

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OUTLINE SPECIFICATION:

Brooks Hall/Civic Auditorium Door Security

A. Door Contacts: Provide electrically operated contacts installed at each door in openings designated on Drawings. Contact shall register signal in control panel when a door is opened 4° or more. All wiring from contacts to control panel shall be in rigid conduit.

B. Control Panel: Provide control panel in location designated. Control panel shall contain one on-off switch and indicator light for each control set. A control set may control only a single door, several doors or a bank of doors as indicated on Drawings.

C. Dead Bolts: Provide key operated dead bolts on all doors to the exterior.

D. Alternatives:
   1. Closed Circuit Television (CCTV): Provide CCTV camera and monitor in locations indicated.
   2. Emergency Assistance Telephone: Provide a separate telephone line equipped with recording, automatic dialing and speaker devices.

SOLUTION EXPLANATION:

Brooks Hall/Civic Auditorium Door Security

To overcome the problem of illegal entry when the building is occupied we have proposed an alarm system. Each door will be fitted with an electric contact. When the door is opened and the circuit is broken, it will register on a control panel in the guard station in the Building Engineer's office. A guard posted at the control panel can then quickly dispatch a roving guard to assess the problem. Each door will have a sign warning of the alarm system to discourage other than proper use. The alarm system can be selectively shut off to allow free passage through any door.

To insure security when the building is unoccupied and to save lock up time, each door will be fitted with a key operated dead bolt to replace the chain and padlock. The alarm system will remain on when the building is locked as well. A Claxon, similar to the one attached to the existing fire alarm system, will alert the roving night guard of the security breach.

We have proposed, as an add alternate, a closed circuit television system (CCTV) monitored in the Building Engineer's office as well. Correct placement of the CCTV cameras allows constant surveillance of all critical portions of the building, including exit doors, with a minimum number of guards. It also allows the viewing guard to assess the situation and react properly as well as quickly.

The Renovation Program submitted 29 October 1976 stated that the Building Department would not allow the use of padlocks or dead bolts at anytime. They have since reviewed this policy and now agree with the Fire Department that positive locks are not a danger when the building is unoccupied.

CONSTRUCTION SCHEDULE:

Brooks Hall/Civic Auditorium Door Security

Fitting the doors with the contacts and dead bolts, running the conduit and installing the control panel can be scheduled around the building use.

Base Schedule:

Contacts, conduit, control panel and dead bolts	2 months

Alternate Schedule

CCTV and emergency telephone	add 1 month to the base cost.

CONSTRUCTION ESTIMATE:

Brooks Hall/Civic Auditorium Door Security

Base Cost:

Contacts, conduit and wire, control panel, and dead bolts	$29,589

Alternate Costs:

1. Add alternate - Close Circuit TV	add $22,000 to the base cost.
2. Add alternate - Emergency assistance telephone	add $ 500 to the base cost.

Note: Detailed line item estimate follows.

CIVIC AUDITORIUM / BROOKS HALL
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				1	2	3
b.	AUDITORIUM / BROOKS HALL SECURITY					
	Door Contacts					
	Brooks	11 sets	25	775 -		
	Civic	51 -	✓	1275 -		
	Conduit (rigid)					
	Brooks	11 sets	160	1760 -		
	Civic	51 -	✓	8160 -		
	control panels					
	Brooks	5 -	300	1500 -		
	Civic	19 -	✓	5700 -		
	dead bolts	75	50	3750	22920 -	
	Contractor etc					
					29589 -	
C	ALTERNATES					
1)	CCTV					
	cameras Brooks	5 ea	[illegible]	3414		
	Civic	16 -	✓	10926		
	monitors Brooks	1 -	500	500 -		
	Civic	4 -	-	2000 -		
	Boosters Brooks	3 -	250	750 -		
	Civic	6 -	✓	1500 -		
	terminals Brooks	7 -	100	700 -		
	Civic	8 -	-	800 -		
	Cable Brooks	600'	5 -	3000 -		
	Civic	2500'	5 -	12500 -		
					29650	
	Contractor etc					
					40700 -	
2)	Telephone Line	LS			500 -	

4803 - Buff
8803 - Green

H CIVIC AUDITORIUM BALCONY:

Contract Statement: "Study possible improvement in floor finish at balcony seats."

Problems:

The balcony floor in the aisles, on the steps and under the seats is unfinished concrete and has become dirty, dark, and impossible to maintain.

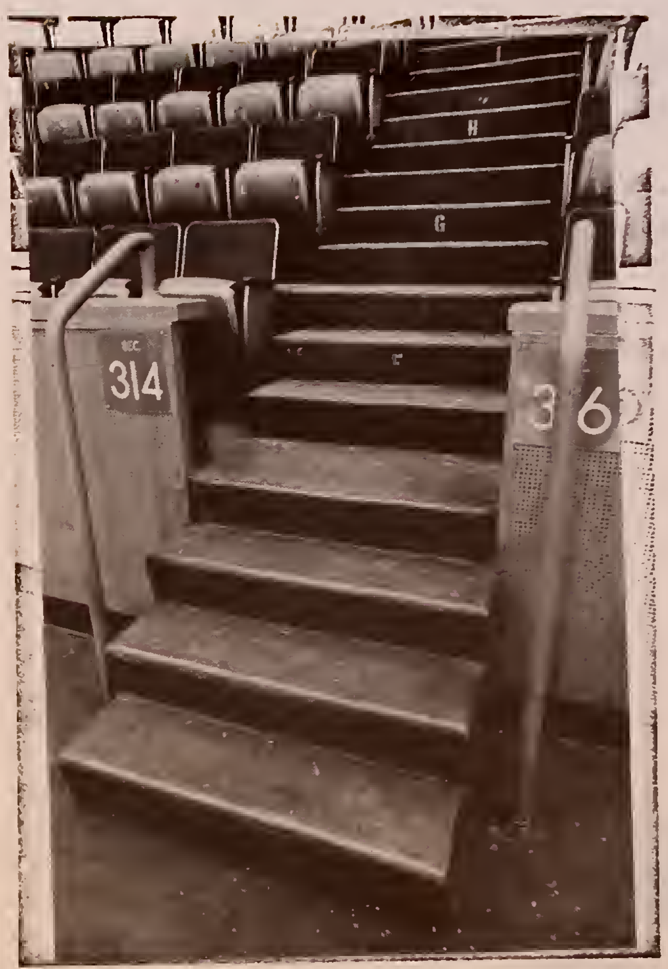
The balcony stairs are quite steep and to walk down them without a railing to grab is potentially dangerous.

Areas Within the Scope of Renovation:

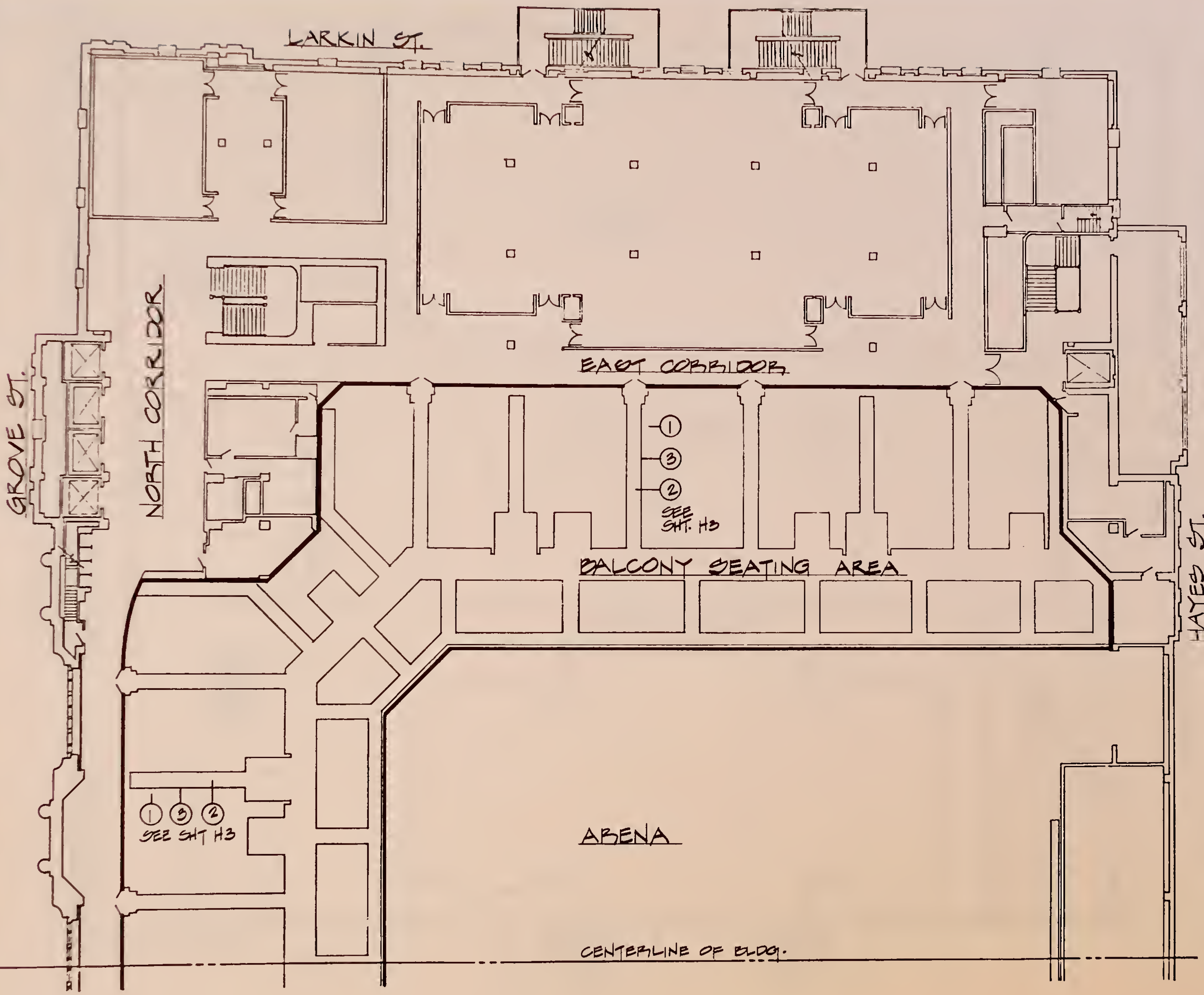
Balcony Circle seating area and Balcony Fixed seating area of the Arena.

Areas Not Within the Scope of Renovation:

The work does not include refinishing of the main arena floor.



Before Photograph - Civic Auditorium Balcony Steps



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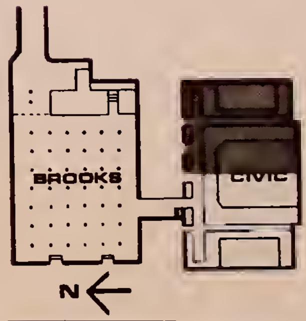

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CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
BALCONY SEATING AREAS

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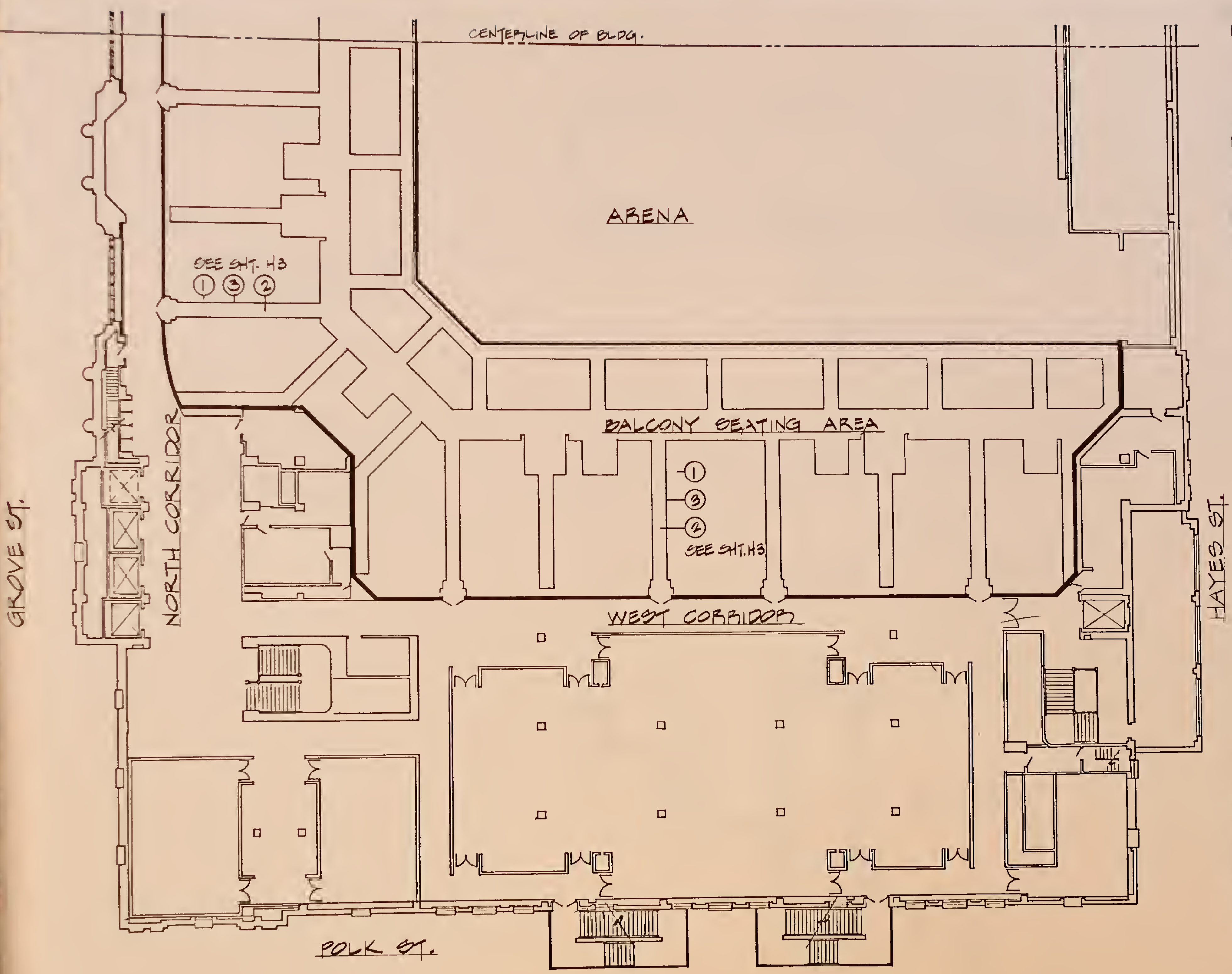

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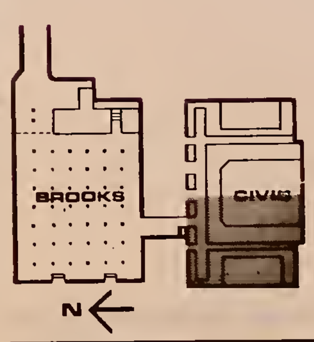


BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
BALCONY SEATING AREAS

N ←

MBT JOB NO.
7603
DRAWN BY
R.Y.
DATE
3 DEC 76

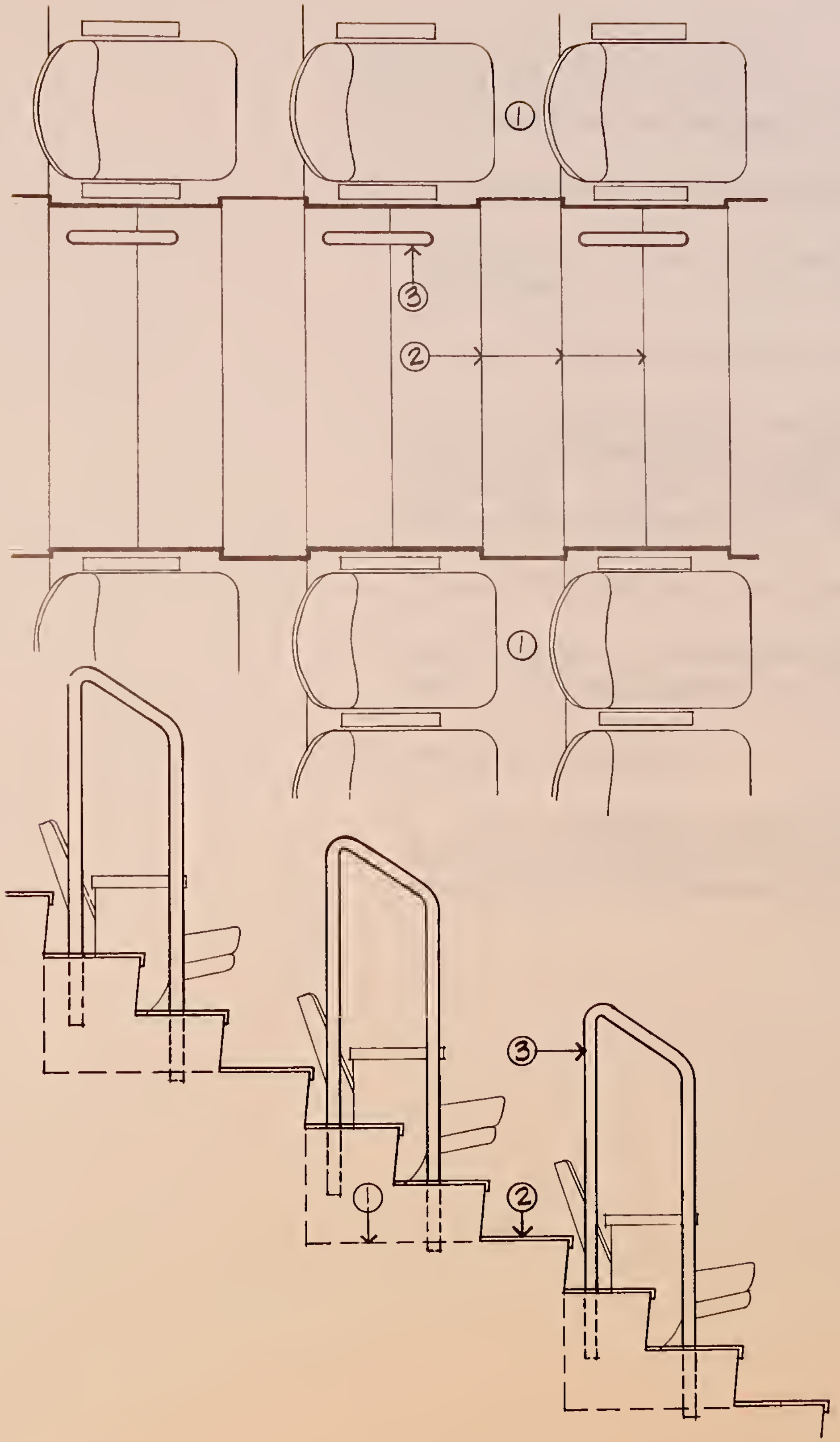
H2

DRAWING NOTES:

1 SANDBLAST ALL CONCRETE FLOOR AND STAIR SURFACES. APPLY A HARDENER/SEALER ON ALL CONCRETE SURFACES IN SEATING AREAS.

2 APPLY SLIP RESISTANT RUBBER FLOORING AT ALL STAIRS AND AISLES ONLY.

3 CORE DRILL AND GROUT IN PAINTED STEEL PIPE RAILINGS ON ONE SIDE OF ALL STAIRWAYS. MOUNT AT HANDRAIL HEIGHT. REPLACE THE FEW EXISTING HANDRAILS WITH NEW SIMILAR RAILINGS.



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BROOKS HALL/
CIVIC AUDITORIUM
RENOVATION
STUDY

CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
BALCONY SEATING DETAILS

MBT JOB NO.
7603
DRAWN BY
Y.H.
DATE
15 DEC 76

H5

OUTLINE SPECIFICATIONS:

Civic Auditorium Balcony Seating Areas

A. Preparation and Cleaning:

Sandblast clean all existing flooring surfaces.

B. Floor Finish at Stair and Aisle:

3/16" thick slip resistant rubber tread and tile adhesive applied to concrete; provide 1" wide rubber reducer strip at transition from tile to concrete.

C. Floor Finish at Seating Areas:

Two coats of concrete stain and two coats of fluorosilicate hardener/sealer.

D. Safety Railing:

1 1/4" diameter steel pipe with flat silicone-acrylic enamel finish set in concrete with epoxy grout.

SOLUTION EXPLANATION:

Civic Auditorium Balcony Seating Areas

Sandblasting the floor surface will remove the dirt from the existing concrete. Applying concrete stain will insure an even color and visually minimize the effects of future dirt. The hardener/sealer will coat the concrete and prevent future staining from soft drinks, cigarette burns, etc. and provide a more easily cleaned finish surface.

The handrails and the slip resistant rubber tile will minimize the danger of falling on the stairways. A light color tile will be selected to accentuate the profile of the stairway and make the tread nosing more easily distinguishable when the lights are low.

The Building Department has warned that if any work is undertaken in the Arena balcony, the San Francisco Building Code empowers them to require railings of the type proposed to be installed.

CONSTRUCTION SCHEDULE:

Civic Auditorium Balcony Seating Areas

Sandblasting the concrete and core drilling for the handrails are both noisy and dirty. They will have to be done when the total arena is unoccupied. Installation of the rubber tile and grouting of the handrails is not bothersome and can be accomplished when the arena floor is in use.

Base Schedule:

Sandblasting, finishes and handrail	4 months

CONSTRUCTION ESTIMATE:

Civic Auditorium Balcony Seating Areas

Base Cost:

Sandblasting, finishes and handrail	$114,750

Note: Detail line item estimate follows.

BROOKS HALL / CIVIC AUDITORIUM RENOVATION
\ McCUE BOONE TOMSICK ARCHITECTS 11-76

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		CIVIC AUDITORIUM BALCONY –SEATING AREAS		1 SUBS/EQUIP		2 MAT		3 LABOR
		AREAS						
		CROSS AISLE	3500 sf					
A-11		steps	6200 "					
		Seating	7,000 sf					
		Sandblast	16,700 sf	1-	16,700 -			
		Floor Finish (rubber) steps/aisle						
		steps	6200 sf	6-	37,200 -	—		—
		aisle	3500 "	[illegible]	5750 ·	—		
		lin. reducer	1300°	—	—			
		Floor Fin 2cts stain – sealer/hardnr						
		7,000 sf						
			stain 50 gals	—		16.80	840 -	—
			hrdn. 40 -	—		4.80	192 -	—
		stain/seal	28,000 sf					
seal	1st coat	200 sf						
"	2nd "	300 sf	163 hrs @ 23 -	—				3749 -
stain	1st	100 sf						
"	2nd	200 sf						

4803 - Buff
8803 - Green

Brooks Civic
MBT

11-76

SEATING AREAS			1 SUBS/EQUIP		2 MAT		3 LABOR
Safety Railing	312 units						
2½ φ × 8 cores	624 ea	15 -	9360 -		—		1500 -
pipe rails	312 -		—	18	5616 -		—
place & grout	- -		—		450 -	9 -	2808 -
point 3 cfs	-	10.50	3276 -		—		—
			71786 -		7098 -		8057 -
					TOTAL		86941 -
8% Contractor Job Cost							6955 -
							93896
10% Contractor P & O							9390 -
							103286 -
1% Bond & Ins							1032 -
							104318 -
10% Contingency							10432 -
							114750 -

4803 · Buff
8803 · Green

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I CIVIC AUDITORIUM BUILDING MANAGER'S OFFICE:

Contract Statement: "Study possible improvement in separation of entrance to the Building Manager's Office."

Problem:

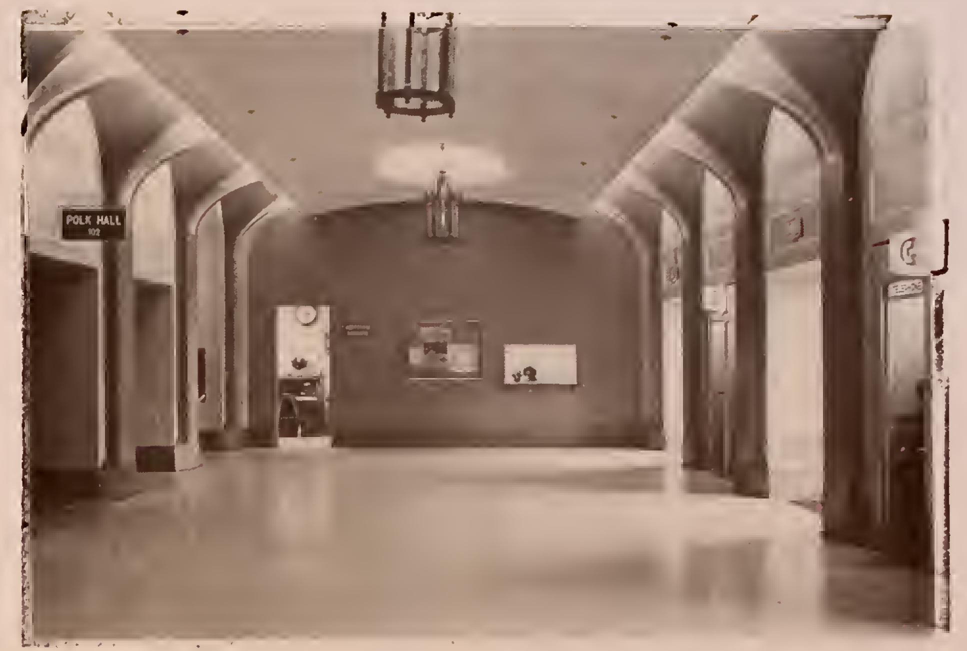
Presently there is no separation between the entrance to the Manager's Office and the remainder of the Civic Auditorium. During business hours when the Manager's Office is open to the public, it is difficult to keep people from wandering into other parts of the Civic Auditorium. The lack of positive control may contribute to the security problems.

Area Within the Scope of Renovation:

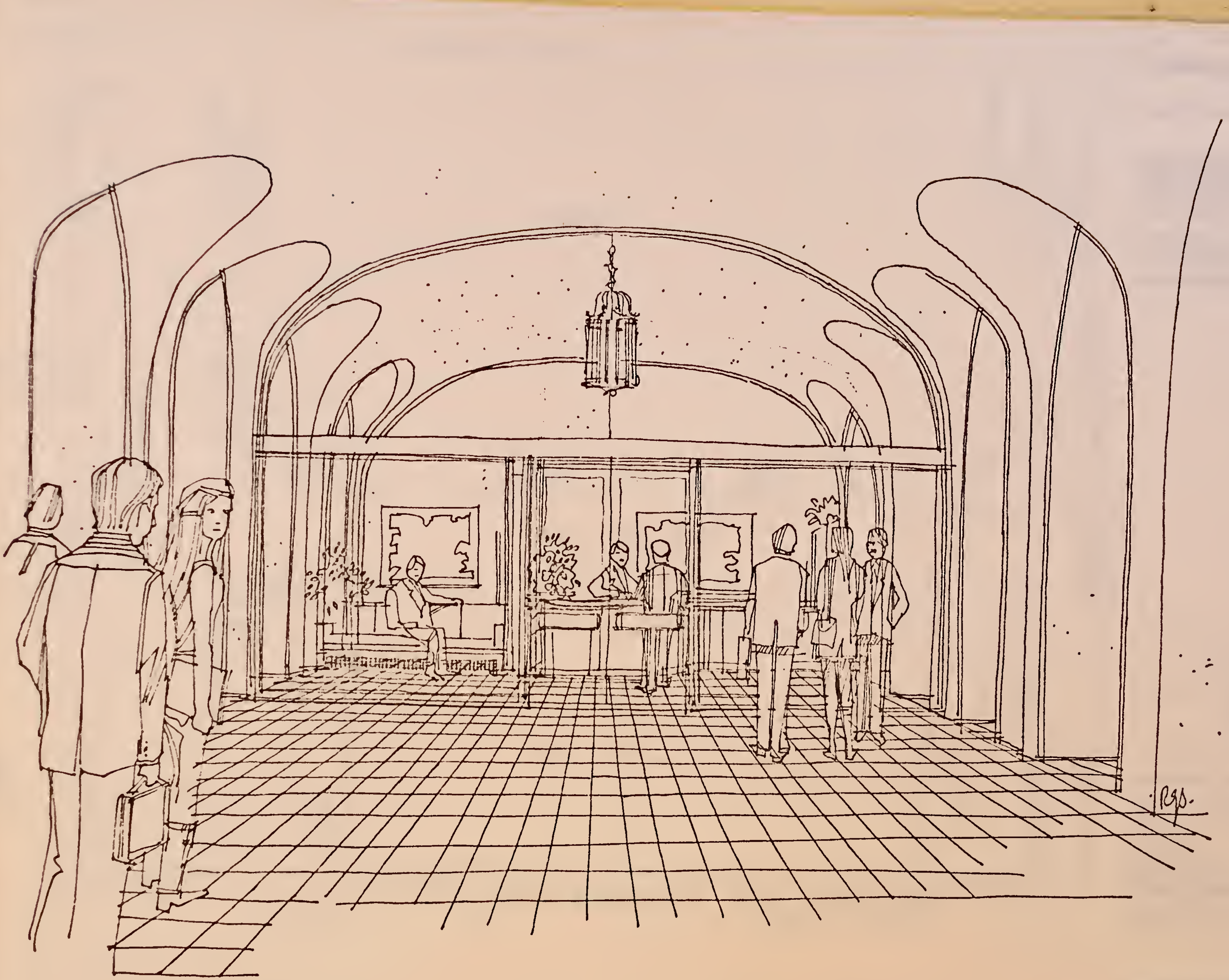
West end of Main Corridor of Civic Auditorium and the reception area of the Building Manager's Office.

Area Not Within the Scope of Renovation:

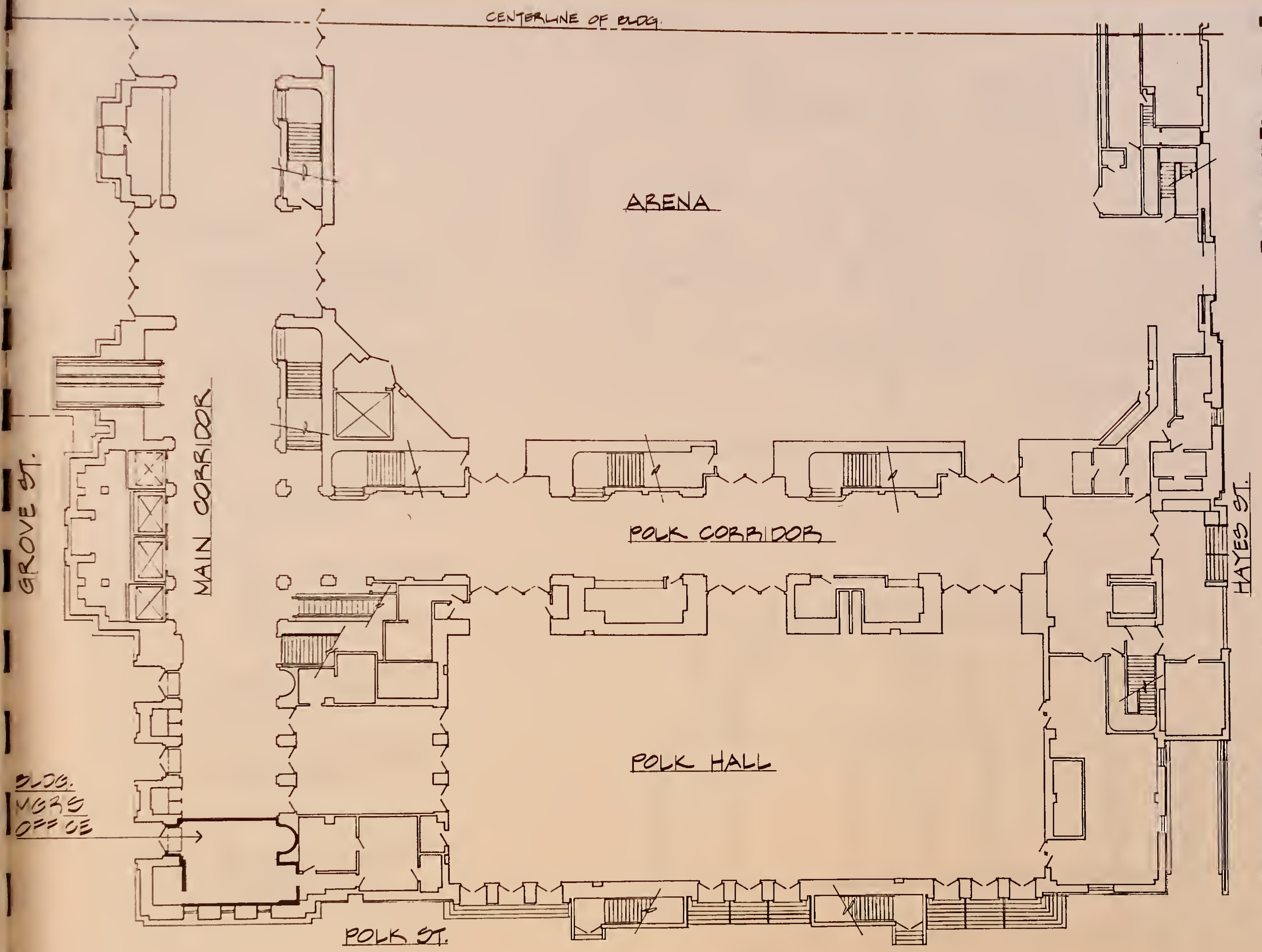
No other portion of the Building Manager's Office will be altered.



Before Photograph - Building Manager's Office Entry



BLDG. MGR. OFFICE



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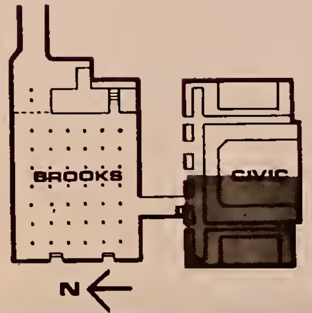

BROOKS HALL/ CIVIC AUDITORIUM RENOVATION STUDY

CITY AND COUNTY OF SAN FRANCISCO

CIVIC AUDITORIUM
BUILDING MANAGER'S OFFICE

N

MBT JOB NO.
7608
DRAWN BY
B.Y.
DATE
13 DEC.-0

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DRAWING NOTES:

1 DEMOLISH EXISTING PLASTER WALL AND SUSPENDED CEILING IN CORRIDOR AND OFFICE. REPLASTER CEILING TO MATCH MAIN HALL PROFILE.

2 CONSTRUCT A BRONZED ALUMINUM FRAME AND GLASS WALL. EXITING FROM THE BUILDING MANAGER'S OFFICE TO THE MAIN CORRIDOR THROUGH THE GLASS DOORS WILL BE ELECTRONICALLY CONTROLLED FROM THE RECEPTION COUNTER.

3 RELOCATE EXISTING CHANDELIER, AND SUPPLY AIR REGISTERS. ADD INCANDESCENT DOWN LIGHTS.

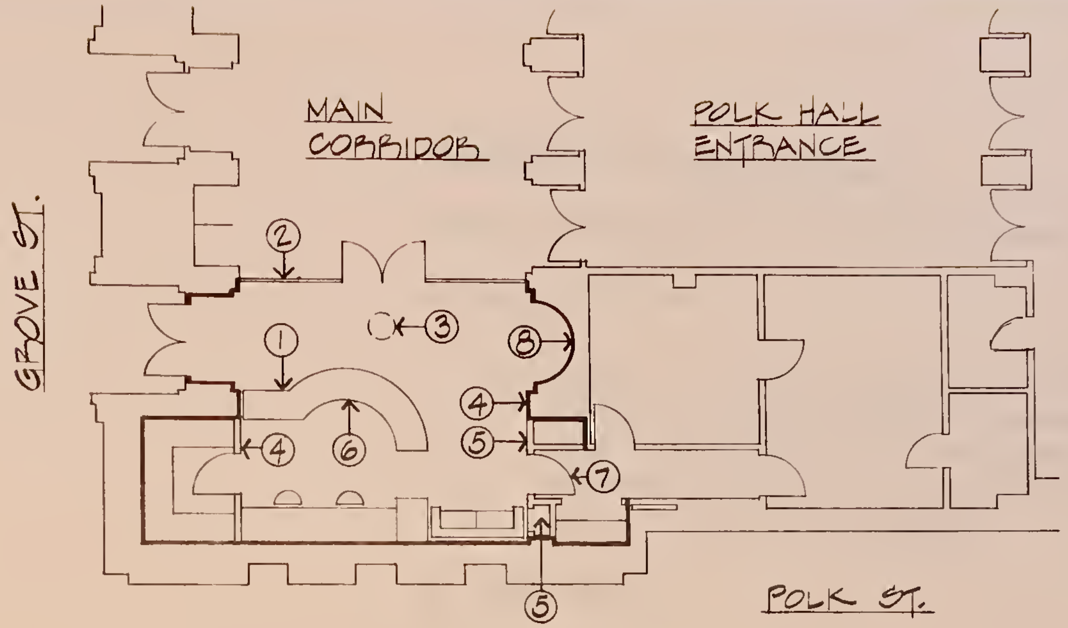
4 FINISHES:
  FLOORS - TERRAZZO IN ALUMINUM GRID TO MATCH MAIN CORRIDOR
  WALLS - REPAINT
  CEILING - PATCH ORNAMENTAL PLASTER AND PAINT.

5 RECONSTRUCT WALLS AS SHOWN. RELOCATE FIRE ALARM EQUIPMENT TO RECEPTION AREA.

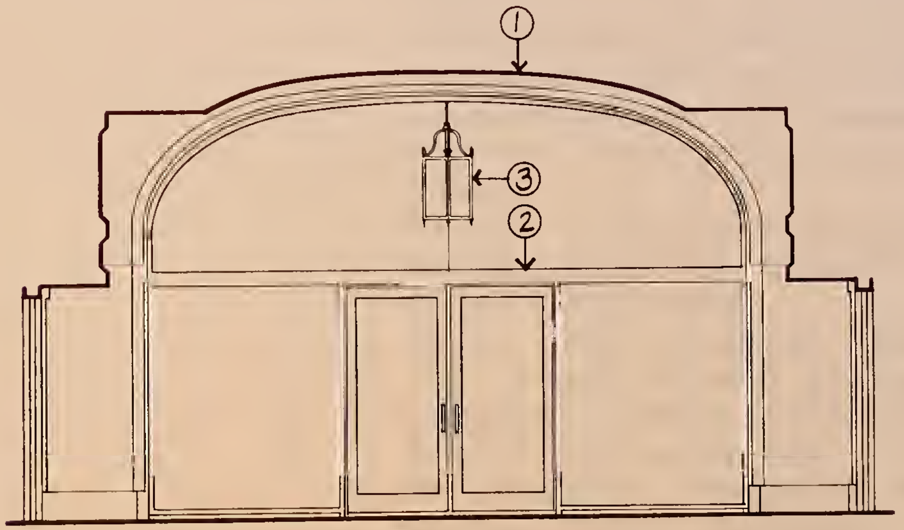
6 PROVIDE NEW TERRAZZO TOPPED RECEPTION COUNTER, SECRETARIAL DESKS, AND WAITING SEATING.

7 ADD NEW LOCAKABLE GLASS DOOR.

8 REMOVE EXISTING TELEPHONES AND PROVIDE BRONZE BUST OF ROBERT SULLIVAN IN THE NICHE.



BUILDING MGR'S OFFICE PLAN



ELEVATION VIEW FROM MAIN CORRIDOR

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CITY AND COUNTY OF
SAN FRANCISCO

CIVIC AUDITORIUM
BUILDING MANAGER'S OFFICE

MBT JOB NO.
[illegible]
DRAWN BY
[illegible]
DATE
15 DEC 76

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OUTLINE SPECIFICATIONS:

Civic Auditorium Building Manager's Office

A. Demolition:

1. Remove existing wall between main corridor and office reception area.
2. Remove suspended ceiling in office reception area and in the first bay of the main corridor.

B. New Work:

1. Glass partition: provide anodized aluminum glazed stone front with electrically operated doors.
2. Ceilings: Metal lath and 3-coats of gypsum plaster for repair of ceilings; provide smooth finish, curvature and limited plaster molding to match original building ceiling. Provide 3 coats latex flat enamel finish.
3. Walls: Two coats latex flat enamel paint.
4. Floor: Provide cement terrazzo over morter and sand cushion to match main corridor floor.
5. Door: Hollow metal frame with lockable metal framed glass door.
6. Counter: Wood painted with a precast, 1 1/4" terrazzo top.
7. Mechanical: Relocate existing system to new finish ceiling.
8. Electrical: Relocate existing chandelier to reception area and provide new recessed, incandescent fixtures.
9. Fire Alarm: Relocate fire alarm recorder to reception area.

SOLUTION EXPLANATION:

Civic Auditorium Building Manager's Office

The new glass wall and doors will function to control access to the Main Corridor. To enter the Corridor from the office will require the Manager's staff to unlatch the door. The latch will be operated by an electric push button device at the counter similar to an apartment house front door. People wishing to enter the office from the corridor are free to do so without staff assistance.

The removal of the existing office wall will allow the receptionist to visually monitor the new door as well as the door to Grove Street.

As a result of the above work, the office reception area in effect becomes the western end of the corridor, and it will be refinished in a manner similar to the rest of the corridor.

No major Building Code problems exist in this renovation item.

CONSTRUCTION SCHEDULE:

Civic Auditorium Building Manager's Office

Demolition is minor and can be accomplished in the short periods when the building is not hosting a convention. The new work can be carried out without hampering use of the rest of the building.

Base Schedule:

Demolition, reconstruction, finishes, mechanical, electrical and furnishings	1 month

CONSTRUCTION ESTIMATE:

Civic Auditorium Building Manager's Office

Base Cost:

Demolition, reconstruction, finishes, mechanical, electrical and furnishings	$12,130

Note: Detailed line item estimate follows.

CIVIC AUDITORIUM / BROOKS HALL
M B T

		1	2
i	CIVIC AUDITORIUM TRASH ROOM		
	Relocate trash hole LS	500 -	
	Compactor installed	4000 -	
	Sandblast & finish 1320 sf 3-	3960 -	
			8460 -
	Contractor 8% job cost, 10% OH, 1% bond 10% cont.		11170 -
1	Building MNGRS office		
	Remove wall 300 sf 1^{40}	420 -	
	replace w/counter 20. 100^{-}	2000 -	
	steel beam 750# 2-	1500 -	
	glass ptn 22^{00} x 15^{00} 330-10^{-}	3300 -	
	add doors 1 pair	1100 -	
	- temp. glass 100 sf	200 -	
	- anodize 2ea	120 -	
(w/patch)	- terrazzo base 50^{0}	350 -	
	patch paint	200 -	
			9190 -
	Contractor o/c		
			12120 -

4803 - Buff
8803 - Green

J CIVIC AUDITORIUM MEETING ROOM FURNISHINGS:

Contract Statement: "Study alternatives for lightweight stacking chairs, with analysis of performance and cost of available products."

Problem:

The existing meeting room chairs have been used since 1962. They no longer meet the expectations of the user or the owner. Compared to more recent designs, the existing chairs do not meet the functional or appearance criteria outlined below.

The existing meeting room chairs, chair accessories and chair dollies will be replaced. The new model will be selected on the basis of the following performance criteria:

Chair Durability:
  -materials
  -construction
Chair Safety:
  -strength
  -balance
Chair Weight:

Chair Size:
  -individually
  -ganged
  -stacked
  -stored on dollies
Chair Comfort:

Chair Appearance

Chair Accessories:
  -indivudually replaceable backs and seats
  -ganging devices that require no tools or extra parts
  -snap-on arms
  -snap-on ashtrays
Chair Dolly:
  -size
  -weight
  -ease of movement
Cost:
  -initial cost
  -replacement cost
  -repair cost

Items Within the Scope of Renovation:

Purchase of:

Chairs - 3700
Chair Dollies - Enough to store half the chairs.
Tablet Arms - 1200
Ashtrays - 1800

Items Not Within the Scope of Renovation:

No other meeting room furnishings such as lecturns, tables, chalkboards, trash or ash receptacles will be purchased. Also, no other furnishings used in other areas of Civic Auditorium will be replaced.

OUTLINE SPECIFICATIONS:

Civic Auditorium Meeting Room Furnishings

A. The Chair:

Sling Chair, model SL-20 (armless) and model SL-TA (with a tablet arm).

Manufactured by:
Harter Corporation
Sturgis Michigan

Dimensions:

Overall Width:	20"
Overall Depth:	21"
Overall Height:	30-1/2"
Seat Size:	18 x 18
Back Size:	18 x 10
Seat Height:	18

Upholstery Material and Method:
Seat and back cover is sewn in a continuous band with upholstery material sewn to a support member of 18 oz. vinyl coated nylon woven fabric.

The 18 oz. vinyl coated nylon support material has the following properties:

Break Strength	(Grab)	450 x 375
Break Strength	(Strip)	300 x 225
Tear Strength	(Tongue)	75 x 75
Tear Strength	(Trapezoid)	65 x 65

Flame resistance 90° angle - method 5903T
Spec. CCC T-1916
(Self extinguishing in 5 seconds or less.)

Resistant to mildew, rot, ozone and weathering.

Frame:

1/2" diameter and connected with turnbuckle type adjustment of 5/6" diameter tubing. 3/16" thick steel brackets are welded to rod members to permit assembly of control and arms. All metal parts finished in bright chrome.

Arms:

Molded black ABS-T plastic.

B. The Chair Dolly:

Sling Chair Stacking Dolly, model SL-D

Manufactured by:
Harter Corporation
Sturgis, Michigan

Dimensions:

Overall Length	48"
Overall Width	24"
Overall Height (with chairs)	48"

Construction:

Dolly to be formed of 11 gauge cold rolled steel channels and angles welded to fit leg frame of stacking chairs.

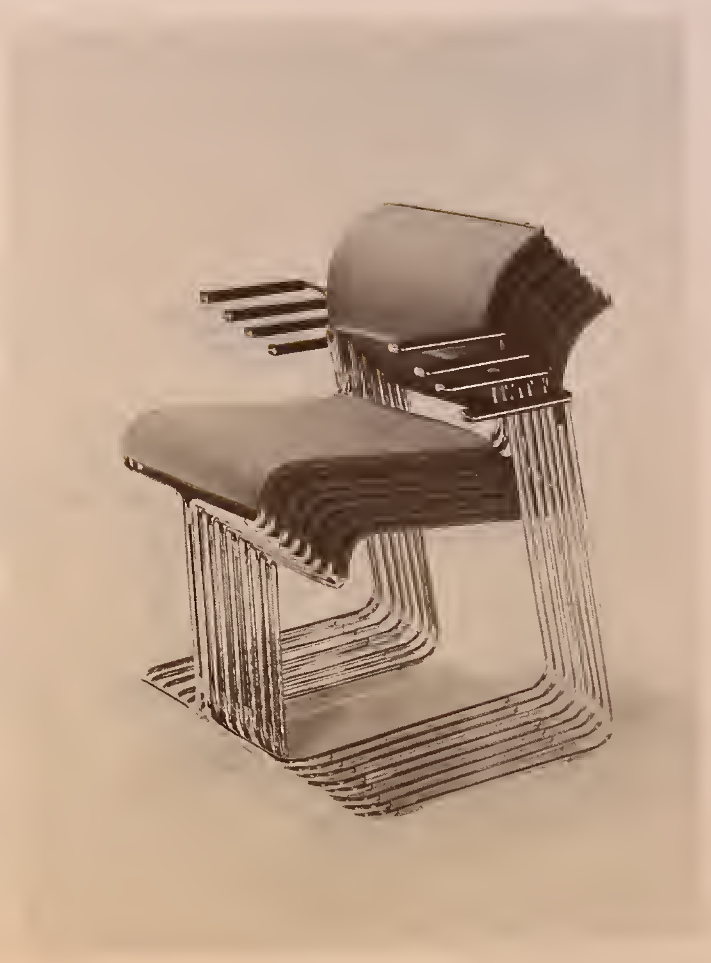
Capacity:

Dolly shall accommodate two stacks of 20 chairs each, rolling on 4 plate-type casters with 3 1/2" wheels.

Finish:

Poletex black number 28-11-3.

Existing Meeting Room Chair



New Meeting Room Chairs - Stacked

CONSTRUCTION SCHEDULE:

Civic Auditorium Meeting Room Furnishings

Ordering lead times for sling chair and dolly:

2 months for the first 1200; 5 months to complete the order.

New Meeting Room Chair - Tablet Arm

CONSTRUCTION ESTIMATE:

Civic Auditorium Meeting Room Furnishings

Base Cost:

Chair Model SL-20-2500 @ $47.71 each	$119,275
Model SL-TA-1200 @ $60.18 each	72,216
Dolly Model SL-D-40 @ $127.50 each	5,100
Total	$196,591

New Meeting Room Chairs - Ganged

BROOKS HALL/CIVIC AUDITORIUM ADDITIONAL WORK:

The following are suggested additional work related to the proposed renovation and alteration of Brooks Hall/Civic Auditorium for your consideration.

Signing:

a. Building Directories: Wall mounted, non-illuminated multiple colors plastic graphic sign identifying the major components of Brooks Hall/Civic Auditorium and indicating the location of the viewer. Two directories will be required for Brooks Hall and nine will be required for Civic Auditorium. Approximate cost $3500.

b. Elevator Lobby Marquee: Internally illuminated overhead mounted plastic face sign indicating the direction to walk for each public space on that floor. One sign will be required for each elevator lobby at the Main, Second, Third and Fourth floors of Civic Auditorium. Approximate cost $12,000.

c. Room Identifications: Painted room numbers and name or graphic symbol on door or wall. Room identification will be required for all rooms for public use or services. Approximate cost $5000.

d. Exterior Marquee: Metal frame with plastic face marquee over the existing stair well at Grove Street sidewalk in front of Civic Auditorium. The marquee will show messages on all four sides. The three sides viewed from Polk, Larkin and McAllister Streets will indicate the current event; the side viewed from Civic Auditorium will indicate the future event. The marquee sign will be internally illuminated and designed for electrically operated or for manual changing of messages. The signs on the existing marquee will be removed. Approximate cost $10,000 if text is changed manually, $15,000 if electrically.

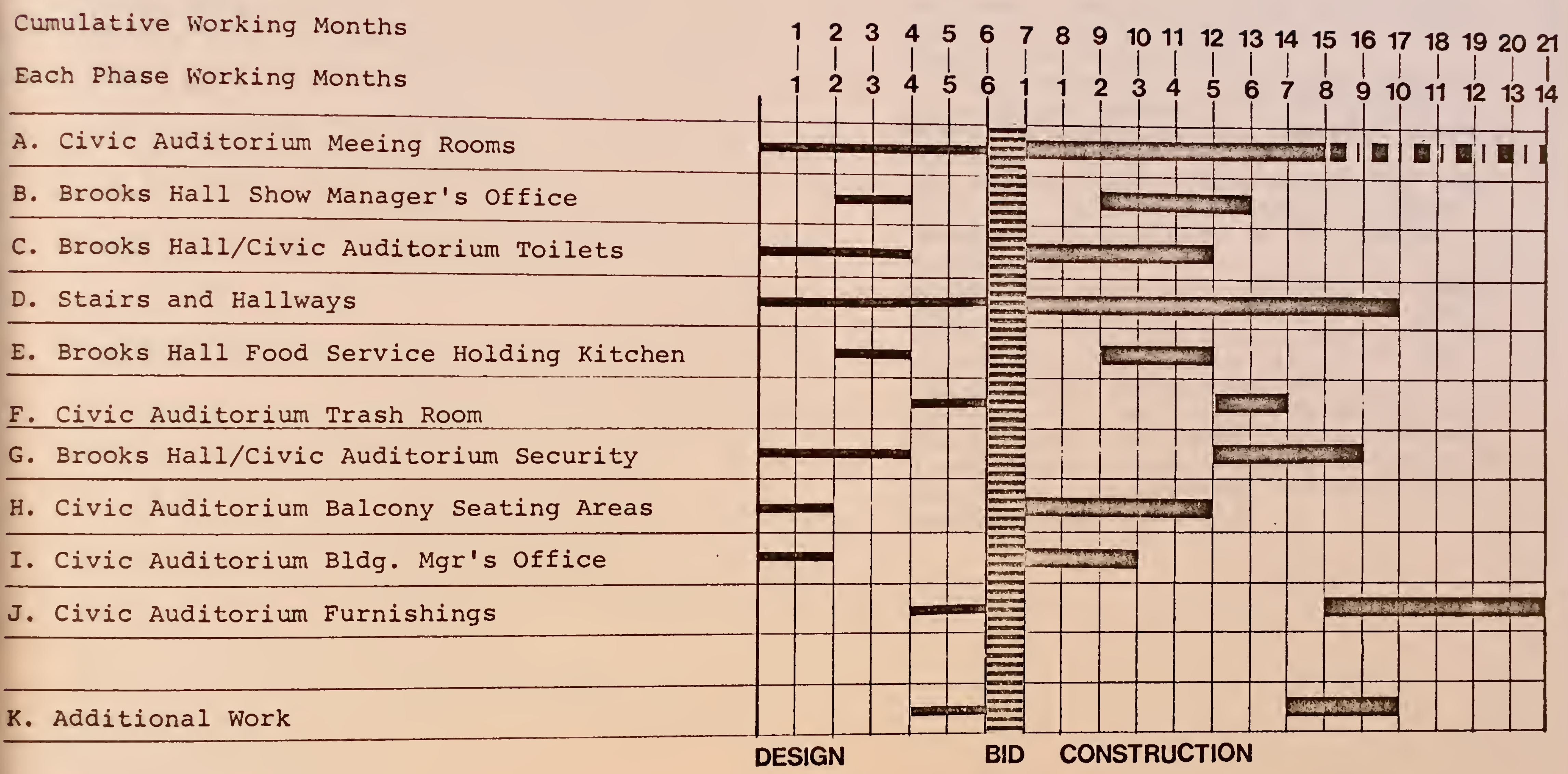
Building Manager's Office:

Refinish the remaining portion of Civic Auditorium Building Manager's Office. The work will include repainting the walls and ceilings, new flooring and some new furnishings. Approximate cost $3000.

Additional Furnishings:

Provide new lecterns and lightweight tables for the meeting rooms, ash urns and waste receptacles for hallways and lobbies, and portable registration tables. Approximate cost $20,000.

DESIGN AND CONSTRUCTION TIME SCHEDULE:



DESIGN FEE AND CONSTRUCTION COST ESTIMATES:

The design fee and construction cost estimates are based on the following assumptions:

1. At least a majority of the items indicated herein will be selected for final design and construction.
2. All the selected items will be awarded in a single contract for design, contract documentation and contract administration.
3. All the selected items, except for furnishings, will be awarded in a single construction contract to one general contractor.
4. If the San Francisco Building Department requires a structural analysis of the existing Civic Auditorium structure to ascertain the relative lateral force (earthquake) resistance, the fee for such analysis will be $60,000.00 additional. The proposed work does not include any improvement of the existing structure to comply with the current standards for earthquake resistance.

DESIGN FEE AND CONSTRUCTION COST ESTIMATES

ITEM	DESCRIPTION	ESTIMATED DESIGN COST	ESTIMATED CONSTRUCTION COST
BASIC WORK			
A	Meeting Rooms	86,120	1,060,560
B	Show Manager's Office	6,730	30,250
C	Toilets	23,480	285,480
D	Stairs & Hallways	84,080	1,224,400
E	Holding Kitchen	10,090	43,420
F	Trash Room	2,510	11,170
G	Security	9,470	29,600
H	Balcony Seating Area	8,480	114,750
I	Bldg. Mgr's Office	5,450	12,130
J	Furnishings	10,090	196,590
TOTAL		246,600	3,008,350
ALTERNATE WORK			
A	Meeting Rooms		
1	Remove Col. at 3rd Fl.	19,820	160,000
2	Remove Col. at 3rd & 4th Fl.	38,930	280,000
3	Substitute Clg. Finish	-	(39,861)
B	Stairs & Hallways		
1	Change Terrazzo to Rubber Tread	(1,130)	(62,330)
2	Change Vinyl Sht. to Painted Walls	-	(28,700)
3	Delete Work at Main Fl. Clg.	(6,140)	(77,200)
4	Delete New Flooring at Main Flr.	(5,230)	(261,000)
H	Security		
1	Add CCTV System	5,940	16,060
2	Add Auto Phone Equip.	110	500
ADDITIONAL WORK			
1	Bldg. Directories	2,700	3,500
2	Elevator Lobby Marquee	7,050	12,000
3	Painted Signs & Graphics	2,750	5,000
4	Exterior Marquee	9,950	10,000
5	Additional Furnishings	1,100	20,000
6	Remaining Portion of Bldg Mgr. Off.	1,150	3,000
TOTAL		24,700	53,500